



33 High Barn Road, School Aycliffe  
Newton Aycliffe



In Excess of £215,000





## 33 High Barn Road

School Aycliffe, Newton Aycliffe

This spacious detached bungalow is located in a desirable area and offers a fantastic opportunity for those seeking a comfortable and well-maintained home.

The property features a generous dual-aspect lounge/dining room, offering an abundance of natural light through large windows and patio doors, creating an inviting space for relaxation or entertaining.

The fitted kitchen/breakfast room is well-equipped with ample storage and work surface space, perfect for preparing meals and enjoying casual dining. The bungalow also boasts a sizeable bathroom/WC, complete with a separate shower cubicle, providing both convenience and comfort.

Benefitting from gas central heating to radiators and uPVC double glazing, this home ensures warmth and efficiency throughout the year. In addition to the living space, there is a driveway extending to the side of the property, providing off-road parking for multiple vehicles and access to the detached single garage, ideal for secure storage or additional parking.

The property is situated in School Aycliffe, a quiet and well-connected location offering easy access to the nearby Heighington Village, Newton Aycliffe, Darlington, and the A1(M), making it an ideal choice for commuters. Local amenities, schools, and recreational facilities are also within close proximity, enhancing the convenience of the location.

Perfect for those looking to downsize, first-time buyers, or anyone seeking a low-maintenance property with excellent transport links.

Council Tax band: C





**Hallway**

18'8" x 2'10" (7.70 x 0.88m)

**Lounge/Diner**

10'10" x 22'9" (3.31 x 6.94 m)

**Kitchen**

18'10" x 8'3" (5.76 x 2.53 m)

**Bedroom 1**

11'2" x 10'11" (3.42 x 3.33 m)

**Bedroom 2**

9'6" x 10'11" (2.90 x 3.34 m)

**Bathroom**

6'3" x 11'6" (1.93 x 3.51 m)

**Garage**

8'10" x 17'6" (2.72 x 5.36 m)





**FRONT GARDEN**

**REAR GARDEN**

**GARAGE**

Single Garage

**DRIVEWAY**

3 Parking Spaces





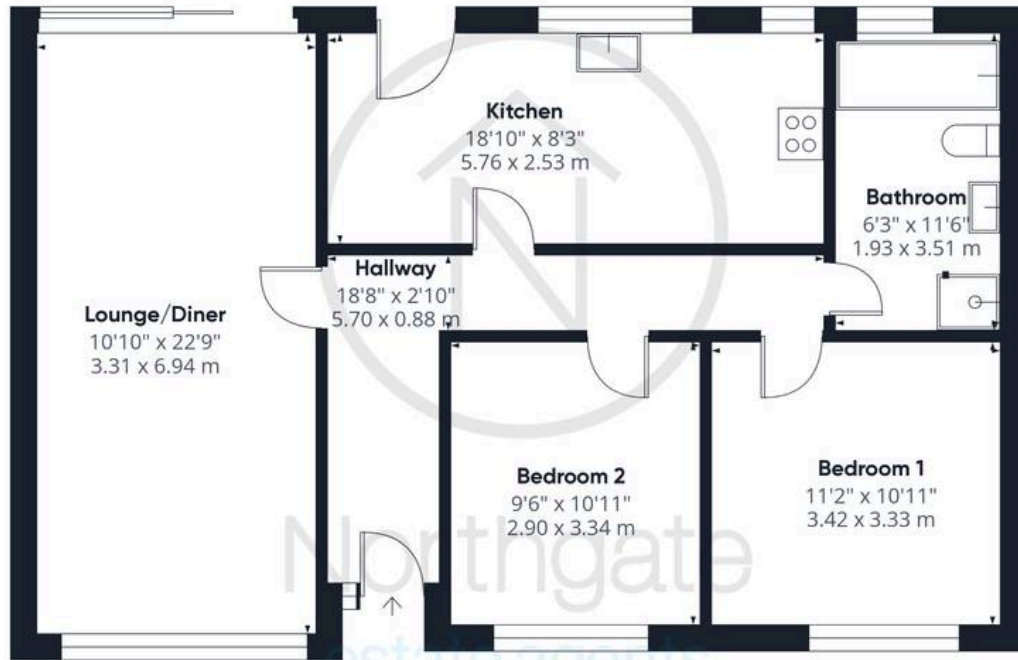








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Ground Floor Building 1

Approximate total area<sup>(1)</sup>

970.47 ft<sup>2</sup>

90.16 m<sup>2</sup>



Ground Floor Building 2

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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## Northgate - County Durham

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