



19 Magnolia Close, School Aycliffe
Newton Aycliffe



Offers in Region of £320,000



19 Magnolia Close

School Aycliffe, Newton Aycliffe

A Fabulous Family Home in a Sought-After Village Location

A superb opportunity to acquire this beautifully presented four-bedroom detached home, situated in a desirable cul-de-sac on the popular Chestnuts development in the village of School Aycliffe. Conveniently located within easy reach of the A1(M), the property offers excellent transport links to both the North and South.

This wonderfully welcoming and well-maintained family home offers spacious and versatile living accommodation throughout. The ground floor features a welcoming entrance hallway, a bright and airy lounge, a separate dining room, a useful study—ideal for home working—a spacious conservatory, a modern fitted kitchen/breakfast room complete with integrated appliances, and a convenient downstairs WC. Upstairs, there are four bedrooms, two of which benefit from en-suite facilities, along with a modern family bathroom.

Externally, a double driveway provides off-street parking and leads to a detached double garage. To the rear, there is a private garden with a generous patio area and lawn—perfect for relaxing, entertaining, or family use.

This is a fantastic opportunity for families looking for space, comfort, and convenience in a highly regarded location.

Council Tax band: E

Tenure: Freehold

- Four Bedroom with Double Garage
- Modern Kitchen with Island/Breakfast Bar
- Lounge / Dining Room / Study / Conservatory
- Downstairs Cloak / Toilet / En-suite / Family Bath



Entrance Hallway

4'9" × 12'1" (1.46 × 3.70 m)

Dining Room

10'11" × 11'10" (3.33 × 3.61 m)

Study/Office

8'3" × 11'9" (2.53 × 3.59 m)

Wc

3'5" × 5'1" (1.05 × 1.56 m)

Lounge

10'11" × 16'1" (3.33 × 4.90 m)

Kitchen

17'2" × 13'4" (5.24 × 4.08 m)

Conservatory

21'10" × 12'3" (6.67 × 3.76 m)

Landing

6'1" × 16'9" (1.87 × 5.13 m)

Bedroom 1

10'10" × 13'5" (3.32 × 4.11 m)

En-suite

4'10" × 4'2" (1.50 × 1.27 m)

Bedroom 2

8'4" × 11'9" (2.54 × 3.59 m)

En-suite

3'10" × 6'11" (1.19 × 2.11 m)

Bedroom 3

11'3" × 10'3" (3.43 × 3.14 m)

Bedroom 4

10'11" × 7'9" (3.33 × 2.36 m)

Bathroom

10'11" × 5'8" (3.33 × 1.75 m)

Garage





FRONT GARDEN

REAR GARDEN

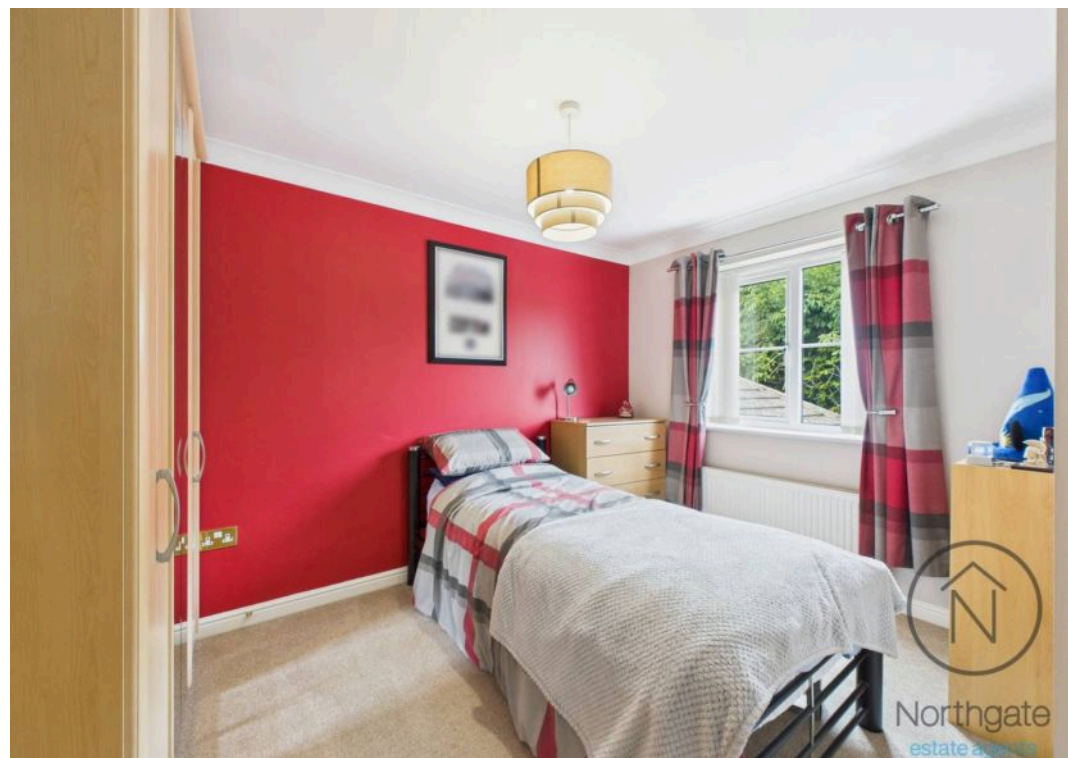
DRIVEWAY

2 Parking Spaces

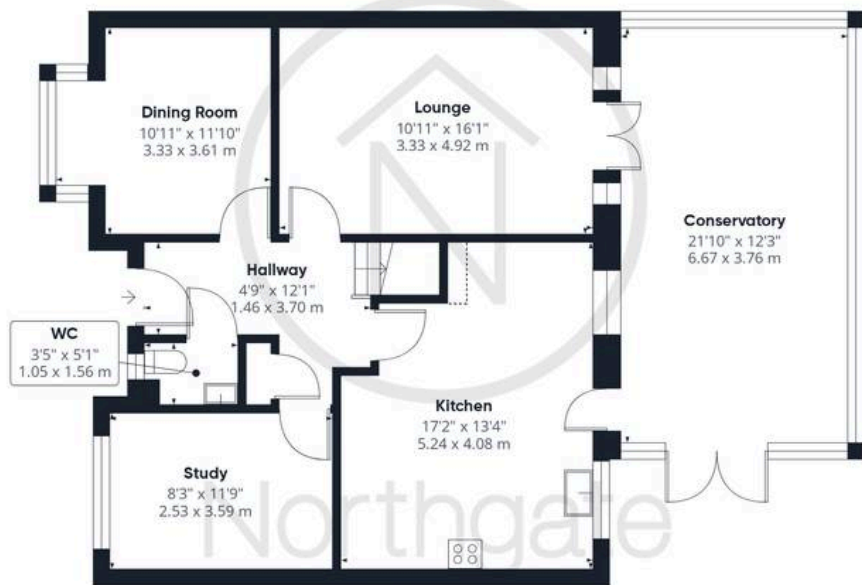
GARAGE

Double Garage





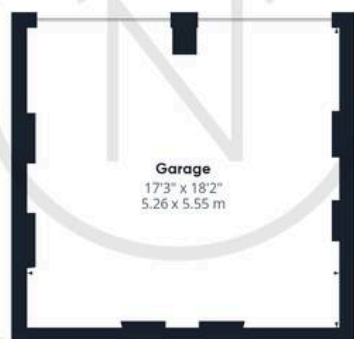




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Northgate
estate agents

Approximate total area⁽¹⁾

1980 ft²

184 m²

Reduced headroom

3 ft²

0.3 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Northgate - County Durham

Northgate Estate Agents, Suite 3 - DL5 4DH

01325 728333 • info@northgates.net • www.northgates.co.uk/



These particulars do not constitute, nor constitute part of, an offer or contract. No warranties are provided. Verify details through inspection. Northgate estate agents, nor any person in their employment has any authority to make or give any representation or warranty whatever in the relation to this property. All measurements are approximate.