



Spindleberry Way, School Aycliffe
Newton Aycliffe



Offers in Region of £425,000



54 Spindleberry Way

School Aycliffe, Newton Aycliffe

We are delighted to offer to the market this substantial five-bedroom detached home with double garage, designed for stylish modern family living.

Step inside to a welcoming entrance hallway with a convenient downstairs WC, leading to a light-filled lounge featuring a charming bay window – the perfect space to relax and unwind. At the rear, a stunning open-plan kitchen, dining, and family area spans approximately 30 square metres, fitted with sleek units and integrated appliances. Large bi-fold doors open seamlessly onto the rear garden, creating an ideal space for entertaining or enjoying indoor-outdoor living. A practical utility room provides additional storage and internal access to the integral double garage.

Upstairs, five beautifully proportioned bedrooms offer versatility and comfort. The principal suite boasts built-in wardrobes and a contemporary en-suite shower room, while a further bedroom also benefits from its own en-suite. The remaining bedrooms share a stylish four-piece family bathroom.

Externally: the property impresses with a triple-width block-paved driveway and an enclosed rear garden featuring a lawn and patio – perfect for alfresco dining, summer entertaining, or family relaxation.



Nestled within a highly desirable new build development in School Aycliffe, this exceptional home is built to the sought-after Dura design by Miller Homes, one of only nine of its kind within the development. Its prime location offers easy access to Heighington, Darlington, Newton Aycliffe, and the A1(M), combining contemporary living with convenience.

Council Tax band: E

Tenure: Freehold

- Substantial five-bedroom detached home with double garage and driveway
- Spacious open-plan kitchen, dining & family area with bi-fold doors to rear garden | Utility Room
- Principal bedroom with en-suite plus a further en-suite to a second bedroom.
- Stylish family bathroom and practical downstairs WC
- Highly desirable new build development in School Aycliffe
- Energy Performance Certificate : TBC

Entrance Hallway

6'2" x 7'2" (1.88 x 2.20 m) 9'5" x 4'7" (2.88 x 1.40 m)

Wc

6'1" x 2'10" (1.86 x 0.88 m)

Lounge

17'8" x 11'8" (5.40 x 3.56 m)

Kitchen | Diner | Family Room

9'2" x 33'5" (2.80 x 10.20 m)

Utility Room

6'1" x 7'3" (1.88 x 2.23 m)

Double Garage

15'7" x 16'2" (4.77 x 4.93 m)

Landing

8'0" x 14'4" (2.45 x 4.39 m)



**Bedroom 1**

12'0" x 16'8" (3.68 x 5.08 m)

En-suite

6'6" x 6'10" (1.99 x 2.11 m)

Bedroom 2

11'4" x 10'0" (3.47 x 3.06 m)

En-suite

6'1" x 6'3" (1.87 x 1.93 m)

Bedroom 3

8'6" x 11'9" (2.61 x 3.61 m)

Bedroom 4

9'7" x 10'1" (2.93 x 3.08 m)

Bedroom 5

9'6" x 10'5" (2.92 x 3.18 m)

Bathroom

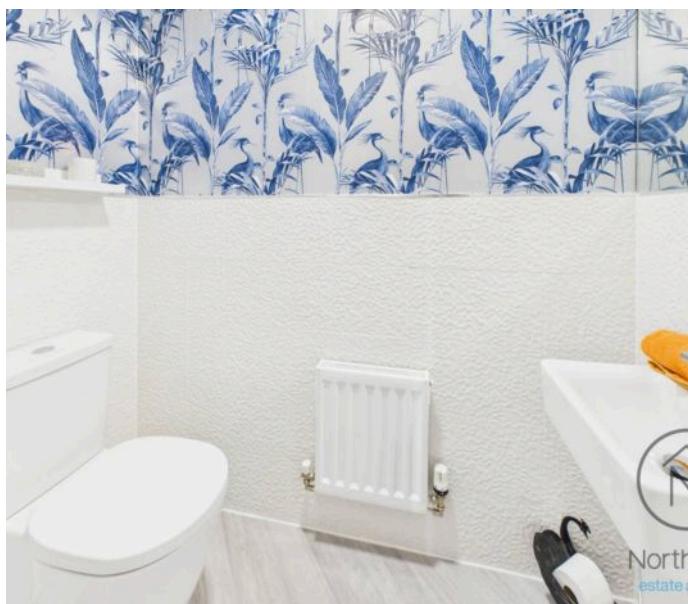
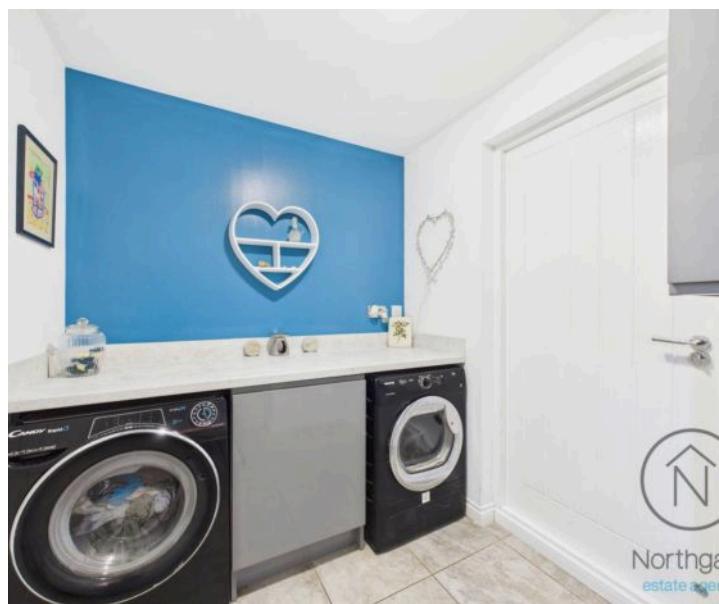
5'9" x 8'6" (1.77 x 2.60 m)

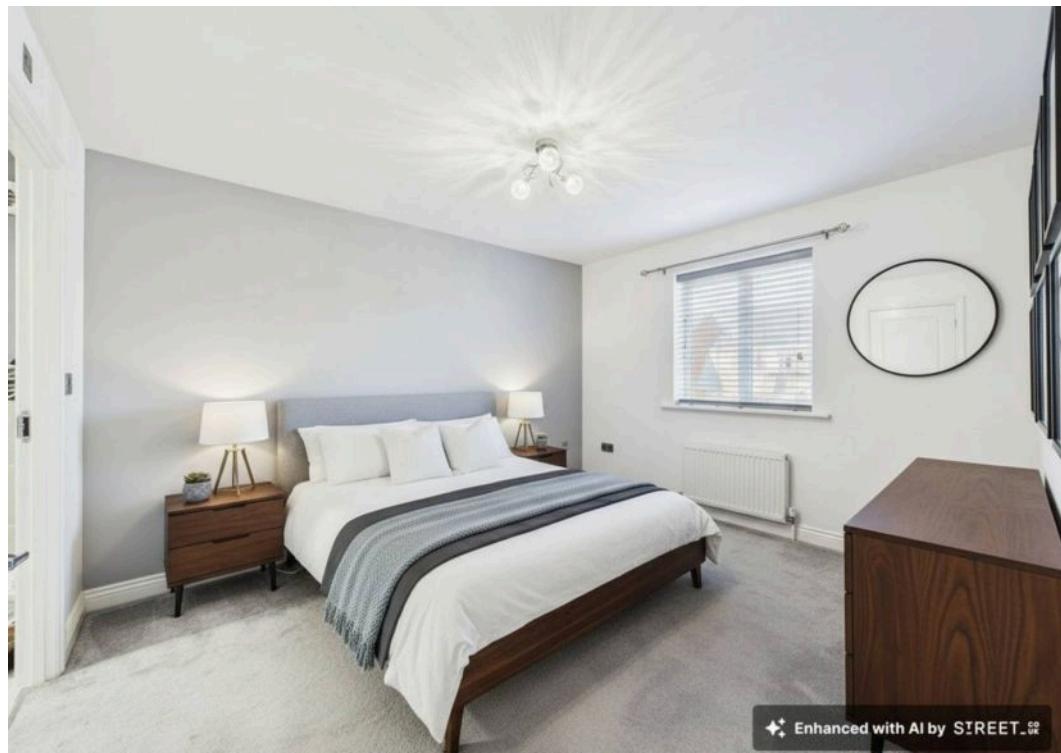
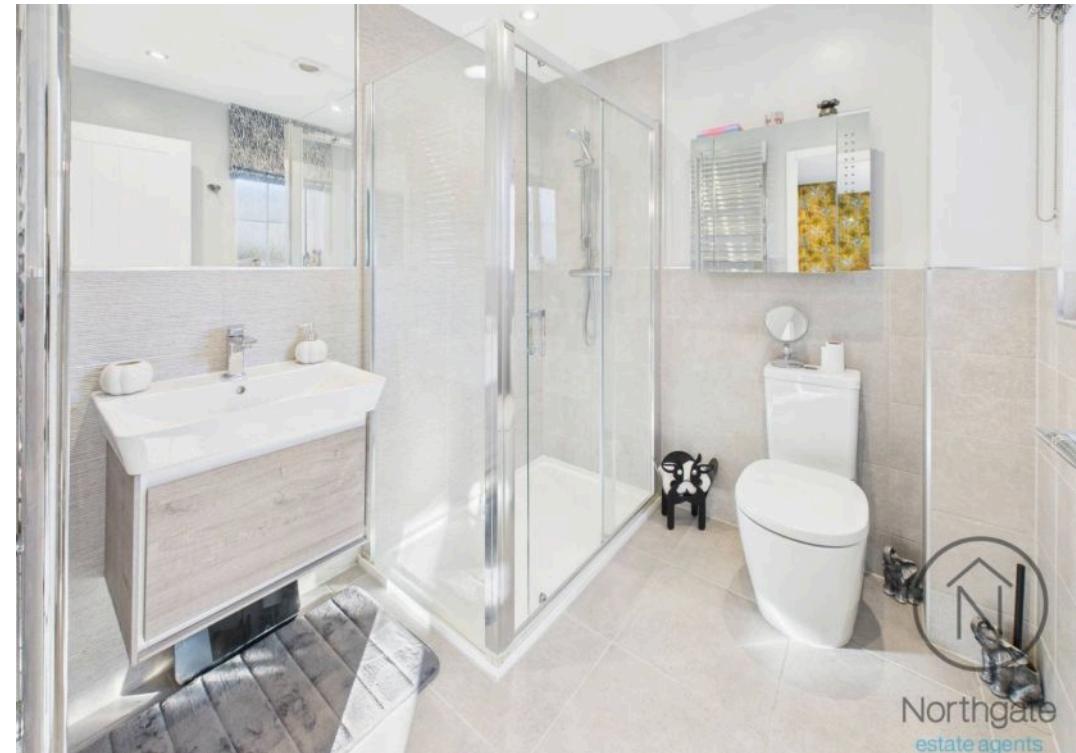
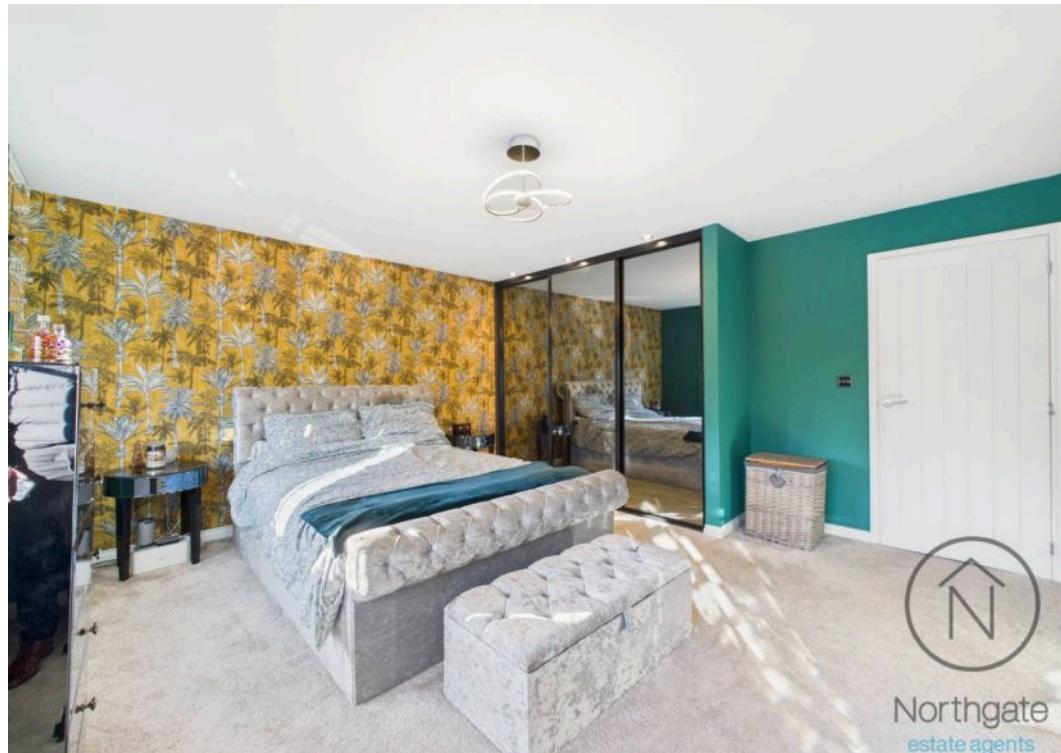
Front Garden**Rear Garden****GARAGE**

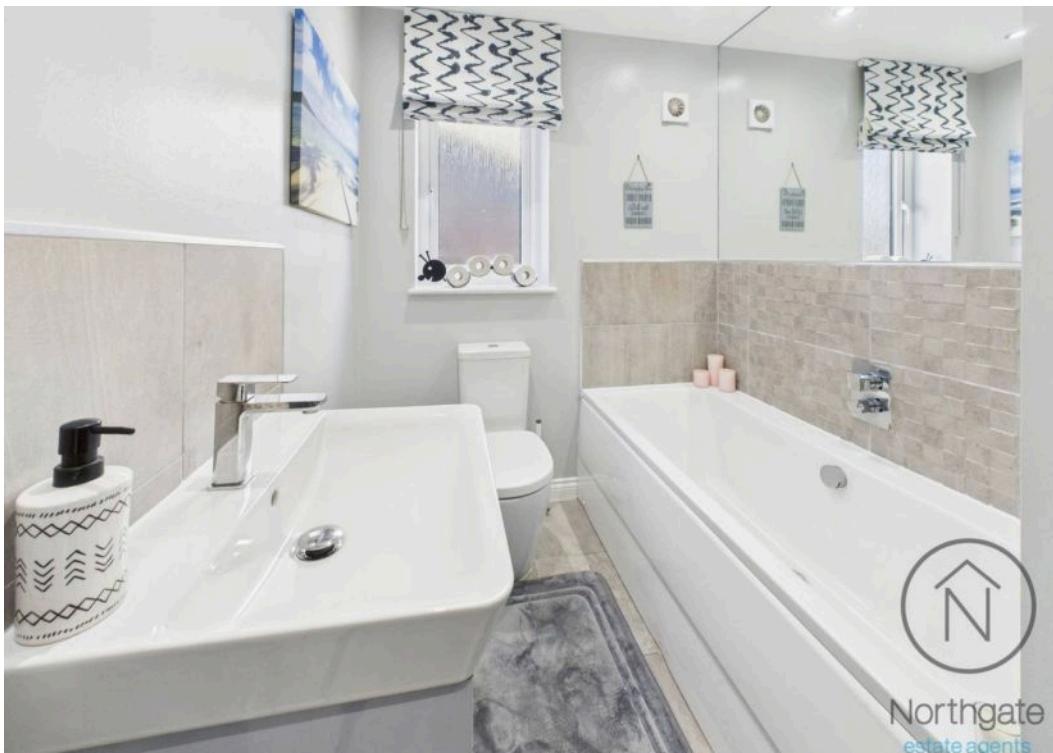
Double Garage

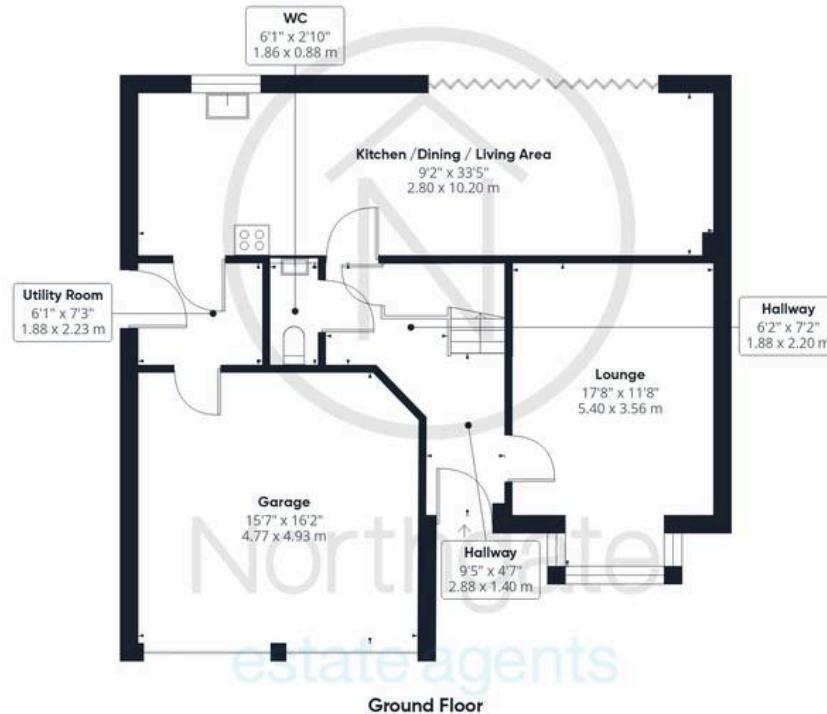
DRIVEWAY

3 Parking Spaces









Approximate total area⁽¹⁾

1813 ft²

168.3 m²



(1) Excluding balconies and terraces

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



Northgate - County Durham

Suite 3, Avenue House, Greenwell Road, Newton Aycliffe - 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.