



High Barn Road, School Aycliffe  
Newton Aycliffe



Offers In Excess of £310,000



## 27 High Barn Road

School Aycliffe, Newton Aycliffe

Welcome to this stunning three-bedroom detached bungalow, offering a superb blend of modern living and versatile accommodation, situated in the highly sought-after location of School Aycliffe.

Upon entering the property, you are welcomed into a spacious hallway that leads through to a beautifully presented lounge, providing a comfortable and inviting space to relax. The heart of the home is the impressive open-plan kitchen and dining area, fitted with contemporary units, integrated appliances including a double oven, hob, and extractor, along with generous worktop space. A central island offers an ideal breakfasting area while also creating a perfect setting for both everyday family living and entertaining guests.

The property benefits from three well-proportioned bedrooms, with the principal bedroom featuring a walk-in wardrobe providing ample storage and offering potential to be converted into an en-suite, subject to the necessary consents. The remaining bedrooms are equally well sized, offering flexibility for family living, guest accommodation, or use as a home office.

The modern family bathroom is finished to a high standard and comprises a shower cubicle, stylish tiling, and contemporary fittings.



Externally, the property is set within substantial and beautifully maintained private grounds, offering a high degree of privacy. There is a detached garage and ample off-street parking for multiple vehicles, making it ideal for families and visiting guests. Ideally located, the property benefits from close proximity to a variety of local amenities including highly regarded schools, shops, cafés, and restaurants. Excellent transport links provide easy access to nearby towns and cities, offering the perfect balance of tranquillity and connectivity.

This impressive bungalow presents an excellent opportunity for buyers seeking a spacious, move-in-ready home with further potential for personalisation. With its well-designed layout, quality finishes, and desirable location, the property is sure to appeal to a wide range of buyers.

Council Tax band: D

Tenure: Freehold

- Stunning Three Bed Detached Bungalow
- Impressive Modern Open Plan Kitchen | Diner
- Principal Bedroom with Walk in Wardrobe - Potential to convert to En-suite
- Modern Family Bathroom with Shower Cubicle
- Substantial Sized Plot with Detached Garage & Ample Parking
- Energy Performance Certificate : TBC





#### Hallway

7'6" × 12'0" (2.30 × 3.66 m) 3'2" × 9'11" (0.99 × 3.04 m)

#### Lounge

13'5" × 15'0" (4.09 × 4.58 m)

#### Kitchen/Diner

21'1" × 12'1" (6.44 × 3.69 m)

#### Bedroom 1

14'1" × 9'9" (4.31 × 2.98 m)

#### Wardrobe

2'10" × 9'8" (0.87 × 2.96 m)

#### Bedroom 2

9'9" × 10'3" (2.99 × 3.14 m)

#### Bedroom 3

9'9" × 6'6" (2.99 × 2.00 m)

#### Bathroom

7'5" × 6'9" (2.27 × 2.06 m)

#### Garage

18'1" × 10'4" (5.52 × 3.17 m)

#### Front Garden

#### Rear Garden

#### Garage

Single Garage

#### Driveway

4 Parking Spaces

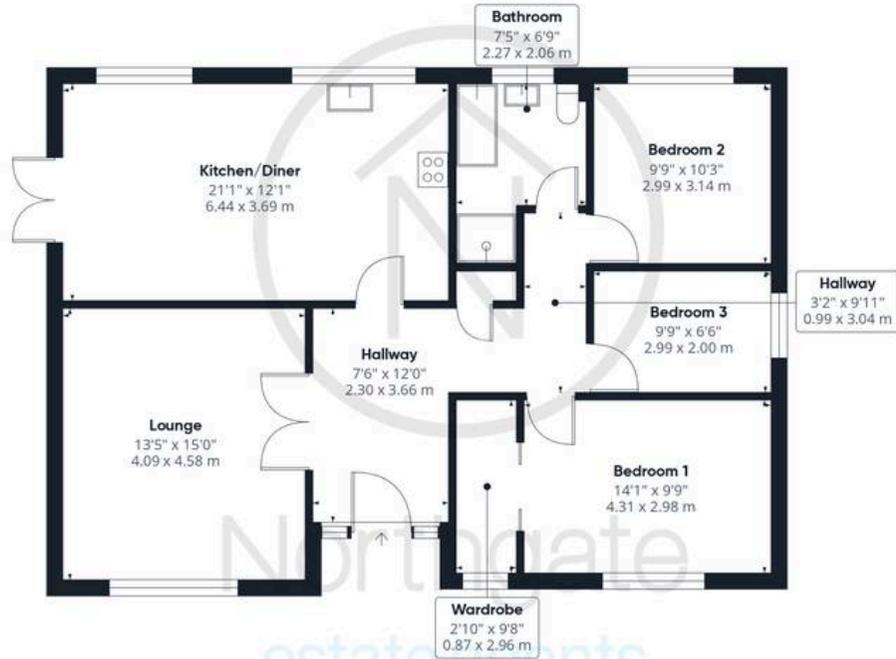








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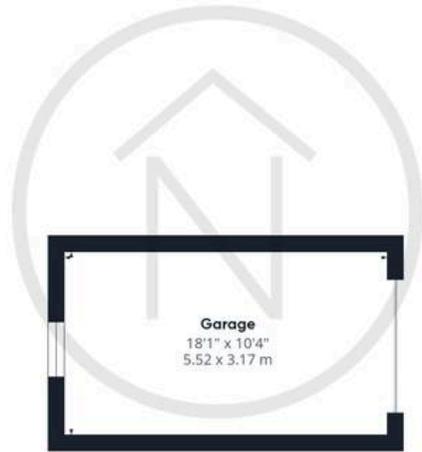


Ground Floor Building 1

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

1200 ft<sup>2</sup>

111.5 m<sup>2</sup>



Ground Floor Building 2

(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.

GIRAFFE360



## Northgate - County Durham

Suite 3, Avenue House, Greenwell Road, Newton Aycliffe - DL5 4DH

01325 728333 • [info@northgates.net](mailto:info@northgates.net) • [www.northgates.co.uk/](http://www.northgates.co.uk/)



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