



Menville Close, School Aycliffe

Newton Aycliffe



Offers in Region of £390,000



2 Menville Close

School Aycliffe, Newton Aycliffe

For offers in the region of £390,000, situated on a generous corner plot in the desirable School Aycliffe area, This four/five bedroom detached property offers an abundance of space and versatility. The property boasts well-presented spaces throughout, with tasteful decor and quality finishes ensuring a modern and comfortable living environment

The ground floor of the home immediately catches the eye and highlights the size of the home with a spacious and welcoming entrance hallway, The spacious panel walled lounge benefitting from a feature multi-fuel fireplace offers one of the many spaces perfect for entertaining guests or relaxing with the family. A large kitchen/diner area caters for the home comprising base and eye level units with built in appliances such as fridge/freezer, dishwasher. A large conservatory with views onto the rear garden offers yet another great space for relaxing. A ground floor wc and utility room complete the ground floor of the home.

The upper floor of the home offers yet more spacious accommodation, The master bedroom offers a recently created dressing room which could easily be changed back to create a further fifth bedroom as it previously was. A en-suite bathroom caters for the master. Three further good sized double bedrooms complete the first floor of the home.

Externally the home has even more benefits, A large drive with space for multiple vehicles is situated at the front of the home with a garage for extra storage or securing a vehicle if required. To the rear a large enclosed garden offers the perfect opportunity for those who enjoy outdoor living. The lawned area provides plenty of space for children to play or for hosting summer gatherings, while



Hallway

16' 7" x 9' 3" (5.05m x 2.82m)

Living Room

19' 8" x 14' 2" (5.99m x 4.32m)

Kitchen/Diner

23' 11" x 13' 7" (7.29m x 4.14m)

Conservatory

17' 11" x 14' 7" (5.46m x 4.45m)

Utility

10' 7" x 7' 0" (3.23m x 2.13m)

Wc

6' 2" x 2' 9" (1.88m x 0.84m)

Garage

16' 7" x 10' 2" (5.05m x 3.10m)

Landing

16' 9" x 3' 11" (5.11m x 1.19m)

Master Bedroom

12' 9" x 12' 2" (3.89m x 3.71m)



Dressing Room/ Bed 5

9' 3" x 7' 2" (2.82m x 2.18m)

En-suite

9' 8" x 7' 0" (2.95m x 2.13m)

Bedroom 2

13' 10" x 10' 8" (4.22m x 3.25m)

Bedroom 3

12' 10" x 10' 10" (3.91m x 3.30m)

Bedroom 4

10' 7" x 10' 8" (3.23m x 3.25m)

Bathroom

10' 3" x 9' 11" (3.12m x 3.02m)



GARDEN

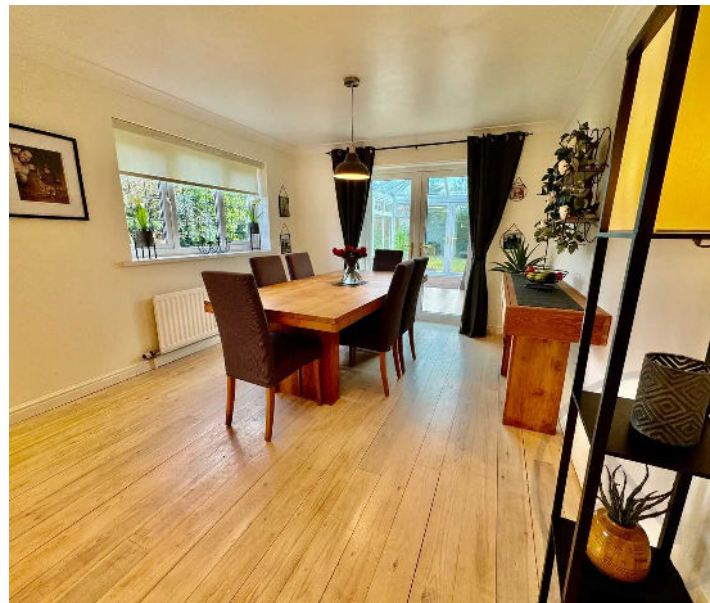
rear garden lawned with multiple seating areas and shed

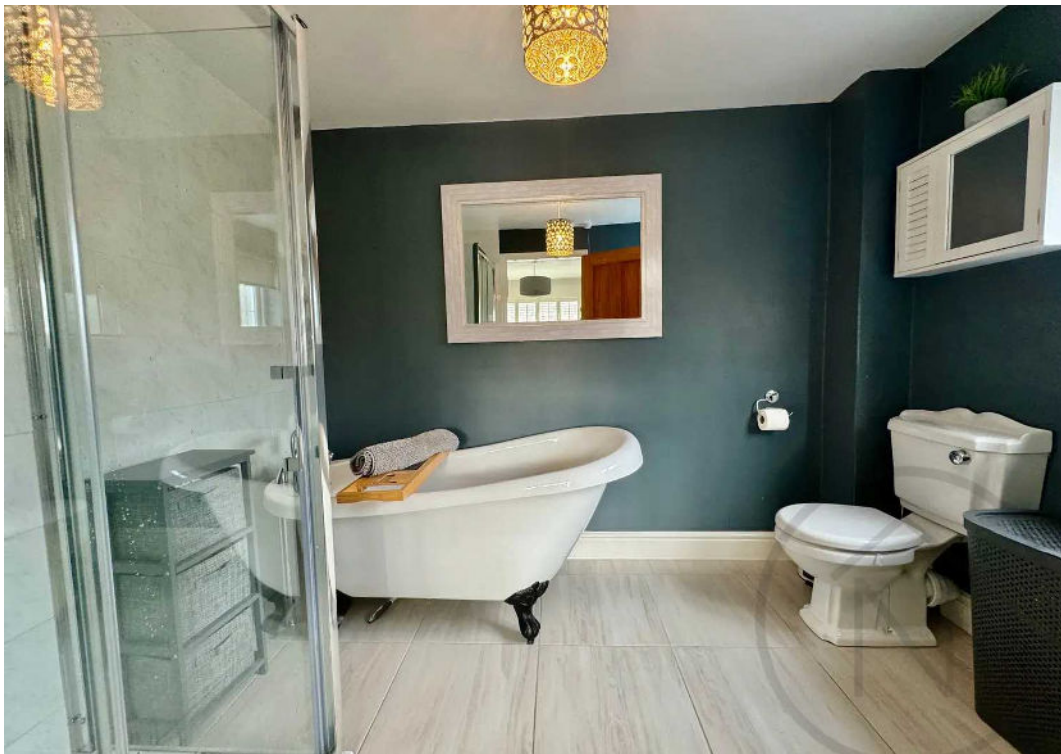
GARAGE

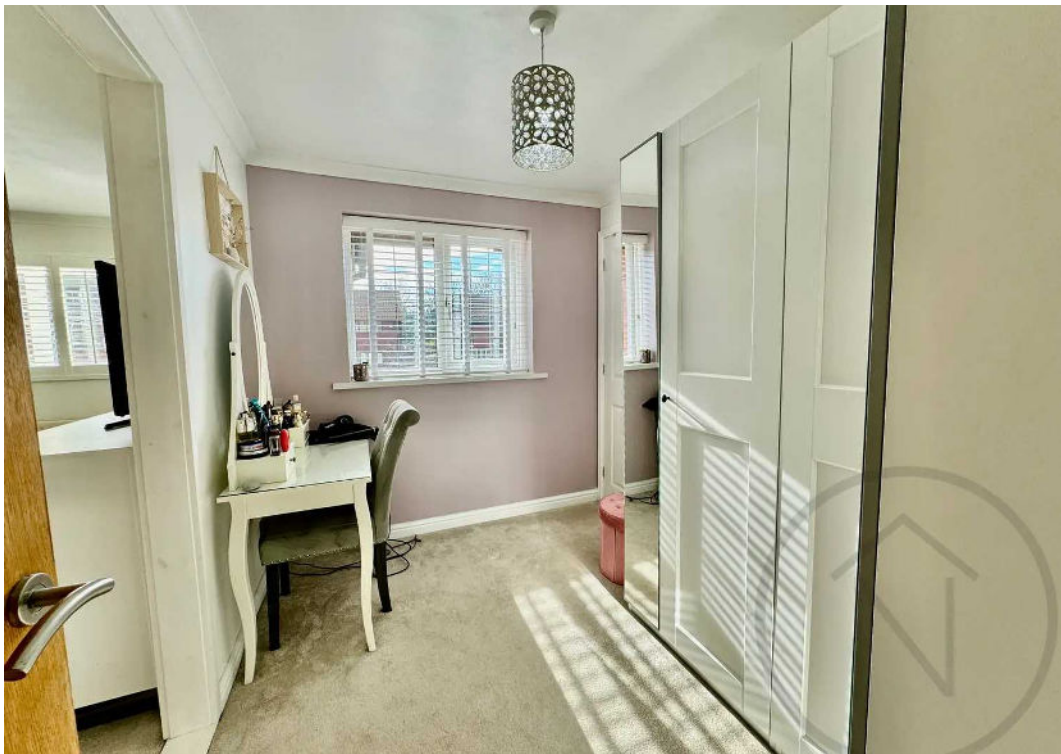
Single Garage

DRIVEWAY

5 Parking Spaces

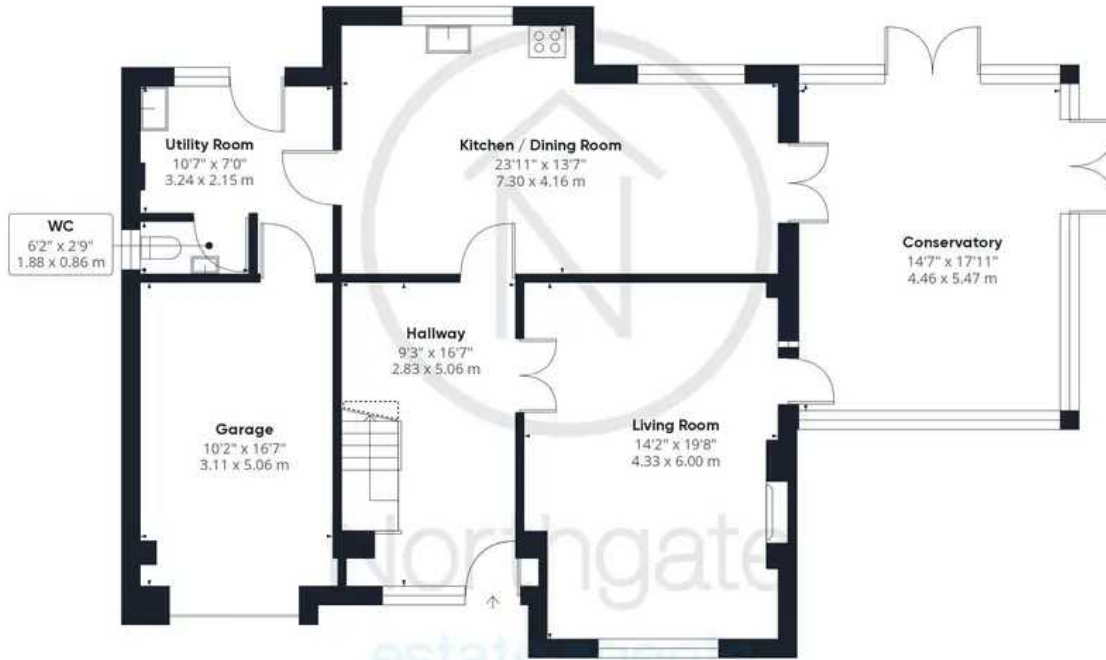








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Ground Floor



Floor 1

Approximate total area⁽¹⁾

2149.95 ft²

199.74 m²

Reduced headroom

11.83 ft²

1.1 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

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

GIRAFFE360



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