



39 Cypress Grove, School Aycliffe  
Newton Aycliffe



In Excess of £250,000



## 39 Cypress Grove

School Aycliffe, Newton Aycliffe

Offers Invited between £250,000 to £260,000 - Introducing this Four Bedroom Detached Family Home, perfectly positioned for comfortable living in a sought-after location of School Aycliffe. Upon entering the property, you are greeted by an inviting Entrance Porch leading to a spacious Hallway. The ground floor features a bright Lounge with a cosy fireplace, a Conservatory provides a tranquil space to enjoy views of the beautifully landscaped gardens, a Dining Room ideal for family meals, and a convenient W.C. Adding to the appeal is the fully equipped Kitchen offering appliances and ample storage. Upstairs, the property boasts a Ensuite to the Master Bedroom, along with the Family Bathroom serving the remaining bedrooms.

The well-maintained garden provides a serene escape for relaxation or entertaining. The Rear garden offers a perfect setting for al-fresco dining and enjoying the fresh air. Furthermore, the property features a Double Drive and a Single Garage measuring 17'6" x 8'1" (5.34 x 2.46 m), providing ample parking space for vehicles. Overall, this home is ideal for a growing family seeking comfort in a prime location. For further details or appointment to view, please contact Debbie Ladbury property consultant 01325 728337.

Council Tax band: D

Tenure: Freehold

- Four Bedroom Detached Family Home
- Lounge, Dining Room, GF W.C.
- Kitchen, Conservatory
- Ensuite To Master Bedroom, Family Bathroom
- Externally Double Drive, Single Garage, Gardens Front & Rear



**Entrance Porch**

**Hallway**

**Living Room:**

16'4" x 9'10" (4.99 x 3.01 m)

**Conservatory:**

10'0" x 9'4" (3.07 x 2.85 m)

**Dining Room:**

13'2" x 9'10" (4.01 x 3.00 m)

**Kitchen:**

8'9" x 16'3" (2.67 x 4.96 m)

**WC:**

5'2" x 3'1" (1.90 x 0.99 m)

**First Floor Landing:**

**Bedroom One:**

15'2" x 10'6" (4.64 x 3.22 m)

**Ensuite:**

9'1" x 5'11" (2.97 x 1.55 m)

**Bedroom Two:**

14'8" x 10'9" (4.47 x 3.26 m)

**Bedroom Three:**

10'0" x 11'2" (3.07 x 3.42 m)

**Bedroom Four:**

7'7" x 8'1" (2.32 x 2.49 m)

**Bathroom:**

5'7" x 6'9" (1.70 x 2.08 m)





**GARDEN**

Front & Rear

**DRIVEWAY**

**ON STREET**

**GARAGE**

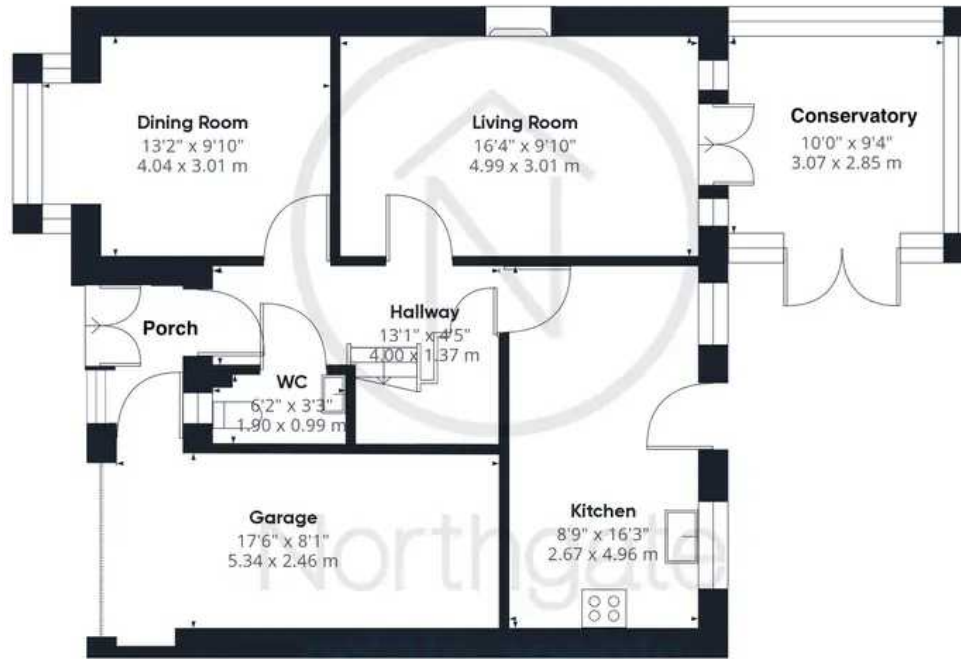








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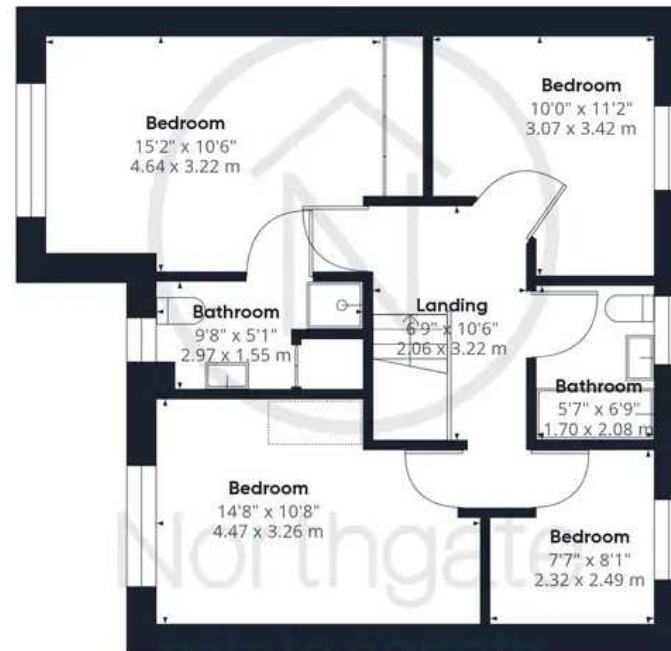


Ground Floor

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

1414.16 ft<sup>2</sup>

131.38 m<sup>2</sup>



Floor 1

(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.

GIRAFFE 360



## Northgate - County Durham

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