



**\*\* TRULY IMPRESSIVE DETACHED FAMILY HOME \*\* \*\* OPEN PLAN LIVING TO GROUND FLOOR \*\***  
**\*\* SUMPTUOUS INTERIOR DESIGN \*\* \*\* SOUGHT AFTER CORNER PLOT \*\* \*\* PRIVATE REAR GARDEN \*\***

We have pleasure in marketing this fine example of a luxurious four bedroom, three bathroom detached property with double garage located on this choice cul de sac on the desirable Chestnuts development in School Aycliffe village. One can walk for miles and enjoy scenic beauty or simply relax and unwind in the well tended rear garden which has been landscaped and has a sense of privacy which is so often sought but, not often found.

The home has been significantly improved by the present owners with little regard for cost. The heart of the residence is the extended open plan kitchen/diner come family room, perfect for entertaining family and friends. A high quality PWS kitchen has been installed featuring integrated appliances and breakfast island with Walnut work surface. The open plan family room is immense, perfect to maximise on family time with large bi-folding doors bringing the outside in. The separate sitting room, study and ground floor cloaks/w.c. add to what is an exceptional amount of accommodation to the ground floor.

The quality continues as you ascend to the first floor with four well dressed bedrooms, two of which enjoying en-suite showering facilities and a family bathroom with equally as impressive three piece suite.

The home benefits from full uPVC double glazing, the front of the property having recently been replaced in anthracite grey. There is a generous sweeping driveway to the double garage giving an excellent first impression and gas central heating via Hive operated system and a Worcester boiler (refitted 2019). It is as impressive to look at as practical to live in with early viewings highly recommended to avoid disappointment but, also to appreciate the superior style and quality finish this home has in abundance.

**Magnolia Close, School Aycliffe, DL5 6GQ**  
**4 Bed - House - Detached**  
**Offers In The Region Of £325,000**

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#### GROUND FLOOR

A light and airy hallway with refitted composite front door giving an excellent first impression with useful under stairs storage cupboard, open spindle balustrade leading to the first floor, ground floor cloaks/w.c. with white suite, access through to a generous study and separate sitting room overlooking the front with two attractive vertical radiators and bay window flooding the room with natural light. The ground floor extension has created an amazing contemporary light filled family room, perfect for the coming and goings of an active family life with large bi-folding doors opening to the patio area, perfect for al-fresco dining with ample space for seating and dining leading through to the beautifully appointed kitchen. The kitchen has a quality range of wall and base units, breakfast island with Walnut work surface, integrated appliances comprise of gas hob, chrome chimney style cooker hood, electric oven, integrated microwave, dishwasher, fridge/freezer and inset lighting.

#### FIRST FLOOR

A landing opens to four perfectly sized bedrooms, ideal for a growing family two of which have en-suite showering facilities comprising of shower cubicle, wash hand basin and w.c. There is a well equipped family bathroom with white suite comprising of panelled bath, wash hand basin and w.c.

#### EXTERNALLY

Set within its own grounds there is a generous driveway to the front allowing parking for multiple vehicles leading to the double garage allowing further secure parking or storage with light, power and housing the wall mounted Worcester boiler. There is pedestrian side access leading to the landscaped rear garden which is not directly overlooked, perfect for the warmer months. There is also an outside water tap, power point and good sized patio area.

#### ENTRANCE HALL

#### GROUND FLOOR CLOAKS/W.C.

#### STUDY

8'6x8'2 (2.59mx2.49m)

#### SITTING ROOM

10'5x14'1 plus bay (3.18mx4.29m plus bay)

#### DINING/FAMILY ROOM

19'3x22'3 (5.87mx6.78m)

#### KITCHEN

10'5x19'9 max (3.18mx6.02m max)

#### FIRST FLOOR LANDING

#### BEDROOM

10'9x12'6 max (3.28mx3.81m max)

#### EN-SUITE SHOWER ROOM

#### BEDROOM

11'7x13'9 max (3.53mx4.19m max)

#### EN-SUITE

#### BEDROOM

10'5x8'7 (3.18mx2.62m )

Narrowing to 7'8

#### BEDROOM

9'9x8'7 (2.97mx2.62m)

Into wardrobe

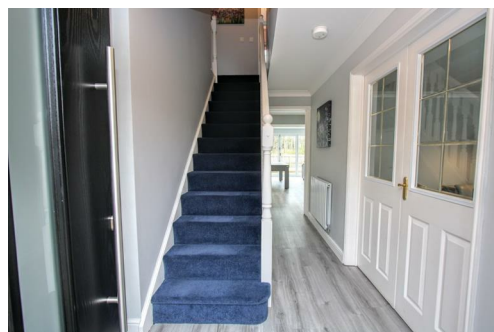
#### BATHROOM/W.C.

#### FRONT EXTERNAL

#### REAR GARDEN

#### DOUBLE GARAGE

18'3x18' (5.56mx5.49m)



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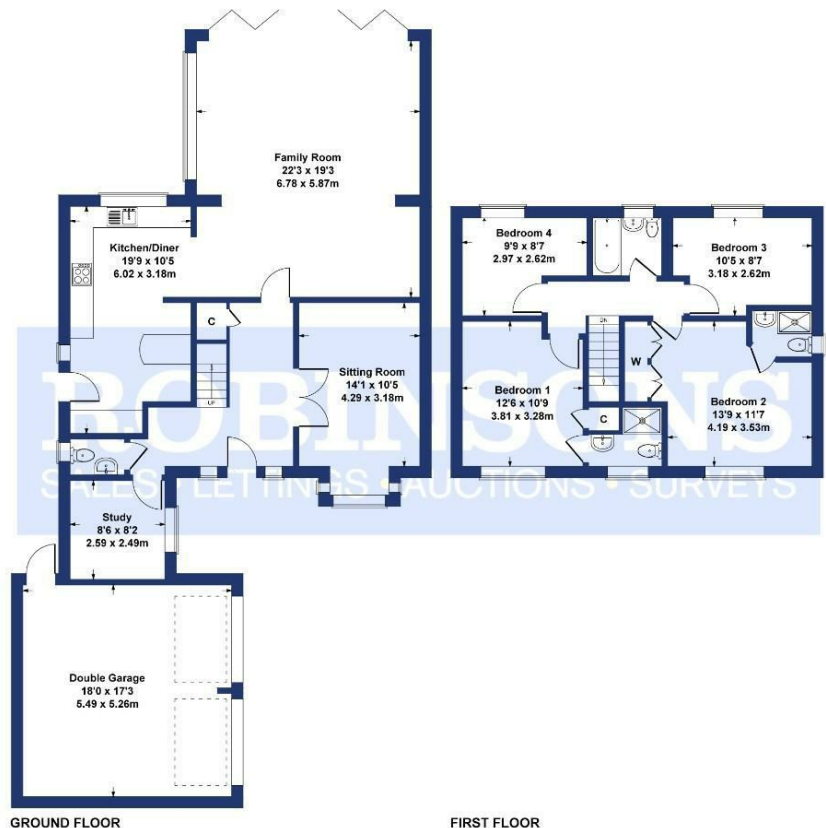
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Strategic Marketing Plan

Dedicated Property Manager

Magnolia Close  
Approximate Gross Internal Area  
2031 sq ft - 189 sq m



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2021

Energy Efficiency Rating	
Current	Potential
77	86
Your energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (49-54)	
F (41-48)	
G (35-39)	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
A (91-95)	
B (81-90)	
C (69-80)	
D (55-68)	
E (49-54)	
F (41-48)	
G (35-39)	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	

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