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16 Elderberry Close

School Aycliffe, Newton Aycliffe, DL5 6GU

Offers in excess of £300,000

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An exceptional four-bedroom detached Miller Homes 'Fenwick' design, built in 2019 and occupying a lovely position within this sought-after development. Beautifully upgraded throughout, the property features an impressive open-plan kitchen, lounge and dining space with bi-folding doors, a landscaped westerly-facing walled garden, generous double-width driveway and useful garage storage. Offered with NO ONWARD CHAIN.

Built by Miller Homes in 2019 as part of the second phase of this popular School Aycliffe development, this beautifully presented four-bedroom detached 'Fenwick' design has been thoughtfully enhanced by the current owners to create an impressive, spacious family home.

A particularly lovely feature of the property is the sense of space on arrival, with a generous entrance hall and spacious first-floor landing giving the home a bright and welcoming feel.

The ground floor accommodation has been cleverly altered to maximise the living space. Part of the original garage has been incorporated into the house to create a larger dining area, while the front section of the garage has been retained as useful storage and is still accessed via the original up-and-over door.

The heart of the home is undoubtedly the superb open-plan kitchen, lounge and dining area, measuring approximately 9 metres in length. The kitchen is finished to a high specification with a range of integrated appliances and a freestanding central island, while luxury vinyl flooring flows through the space. Bi-folding doors open directly onto the rear garden, making this a fantastic room for both everyday family life and entertaining.

There is also a separate utility room and ground-floor WC, while the main lounge provides a more formal and relaxing living space, enhanced by a beautiful bay window and feature wall.

To the first floor are four bedrooms, with the principal bedroom benefiting from its own en-suite shower room. A further bedroom also enjoys en-suite facilities, alongside a well-appointed family bathroom.

Externally, the property continues to impress. To the front is a double-width block-paved driveway, lawn and fencing, providing an attractive approach and ample off-road parking.

The westerly-facing rear garden is enclosed by attractive brick walling and has been beautifully landscaped to provide a well-established outdoor space. There is composite decking, raised beds and mature planting and borders, together with a timber lean-to, external power outlets and an outside water tap.

Finished to a high standard with numerous upgrades throughout, this is a home that offers considerably more than the standard specification and layout. With approximately 1,574 sq. ft. of internal accommodation, the remainder of the NHBC warranty and the additional benefit of no onward chain, early viewing is highly recommended.

Location

Enjoying a desirable setting within School Aycliffe, Elderberry Close offers a more relaxed village lifestyle, with open countryside and attractive walking routes close to home while remaining exceptionally well connected.

Nearby Aycliffe Village is home to the popular The County, while the picturesque village of Heighington offers further countryside charm and the well-regarded George & Dragon. Newton Aycliffe and Darlington are both within easy reach for a broader choice of shopping, dining and leisure.

Excellent connections to the A1(M) and A167 make travelling throughout the region straightforward, creating an appealing location for those seeking countryside surroundings, village character and everyday convenience.

Note

Please find the attached brochure, which includes important material information for prospective purchasers. If you would prefer to receive a digital copy, we would be happy to send it to you by email or WhatsApp upon request.

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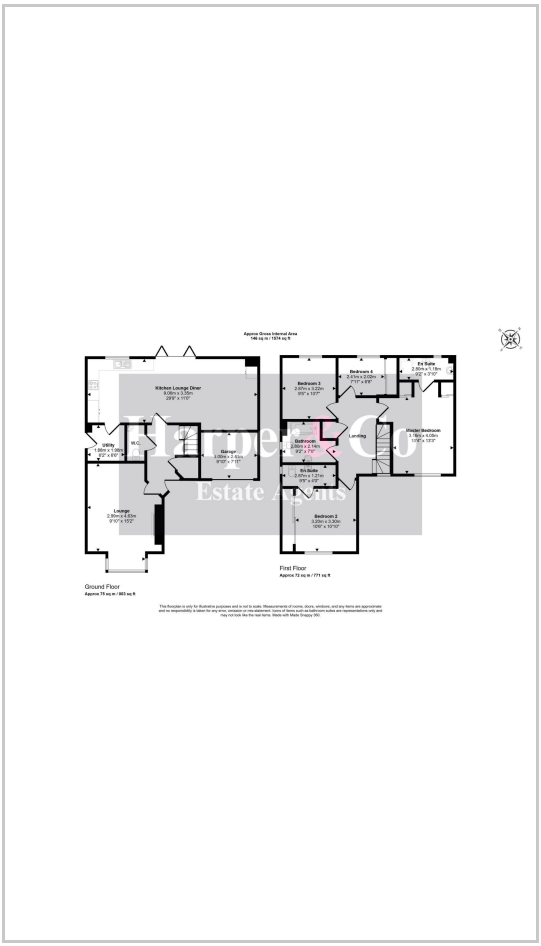
Money Laundering Notice

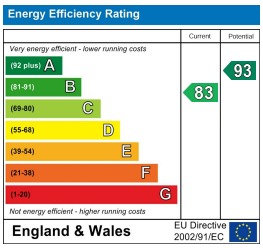
In accordance with Anti-Money Laundering Regulations, all purchasers are required to complete identity and AML verification checks as part of the sales process. A fee of £30 per person applies for these checks. We appreciate your cooperation in helping us meet our legal obligations.

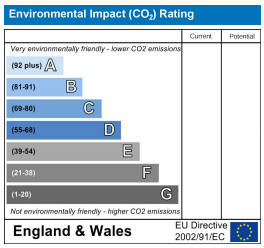
Area Map

Floor Plans



Energy Efficiency Graph





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