



## 5 Binchester Croft

School Aycliffe, Newton Aycliffe, DL5 6TG

**£450,000**



An Exceptional Five Bedroom Executive Residence Occupying A Prime Position Within The Prestigious School Aycliffe Development. Extending To Approximately 2,367 Sq Ft, This Beautifully Upgraded Family Home Offers Luxurious Accommodation Throughout, Featuring A Stunning Solar-Control Glass Conservatory, Double Garage, Bespoke Finishes, Magnificent Landscaped Gardens And A Superb Principal Suite. Immaculately Presented And Lovingly Maintained, This Is A Rare Opportunity To Acquire One Of The Finest Homes Within One Of County Durham's Most Desirable Residential Locations.



### Full Description

Situated Within The Highly Regarded School Aycliffe Development, On The Sought-After Original Side Of The Estate, This Outstanding Five Bedroom Detached Residence Delivers The Perfect Combination Of Space, Quality And Lifestyle.

Originally Constructed As A Substantial Executive Home, The Property Has Been Carefully Enhanced And Upgraded Over The Last Five To Ten Years To Create A Truly Luxurious Family Residence Extending To Approximately 2,367 Sq Ft.

Upon Arrival, The Property Immediately Impresses With Its Bespoke Entrance Porch Design, Composite Front Door And Attractive Setting Within One Of Newton Aycliffe's Most Desirable Addresses. The Accommodation Flows Beautifully From The Spacious Reception Hallway Into A Stunning 23ft Lounge, Elegant Dining Room And A Beautifully Appointed Kitchen Complete With Integrated Appliances. A Separate Utility Room, Ground Floor W.C. And Double Garage With Electric Roller Door Provide Practicality For Modern Family Living.

One Of The Standout Features Is The Magnificent Conservatory, Constructed With Solar-Control Blue Tinted Glazing Designed To Reduce Heat Build-Up Whilst Maximising Natural Light. This Exceptional Space Overlooks The Stunning Rear Gardens And Provides An Ideal Environment For Entertaining Or Relaxing Throughout The Year.

To The First Floor, Five Generously Proportioned Bedrooms Offer Excellent Family Accommodation. The Principal Suite Is Particularly Impressive, Featuring Extensive Fitted Wardrobes And A Luxurious En-Suite Shower Room With Distinctive Jack And Jill Twin Wash Basins. The Remaining Bedrooms Are Served By A Stylish Family Bathroom Finished To A High Standard.

The Property Continues To Impress With Numerous Additional Features Including An Annually Serviced Combi Boiler, High Quality UPVC Double Glazing, Recently Installed Carpets, A Partially Boarded Loft With Pull-Down Ladder, Lighting And Power Supply, Along With Excellent Storage Solutions Throughout.

Externally, The Landscaped Gardens Are A True Highlight. Beautifully Maintained Lawns, Mature Planting, Feature Seating Areas And A Garden Room Create A Wonderful Outdoor Environment That Perfectly Complements The Quality Of Accommodation Found Inside.

School Aycliffe Remains One Of County Durham's Most Prestigious Residential Locations, Favoured For Its Mature Tree-Lined Setting, Exclusive Executive Homes And Excellent Access To The A1(M), Darlington, Durham, Teesside And Newcastle. The Area Also Benefits From Well-Regarded Schooling, Including The Popular Woodham Academy And Excellent Local Amenities Nearby.

Rarely Does A Property Of This Size, Quality And Location Become Available. Early Viewing Is Essential To Fully Appreciate Everything This Outstanding Home Has To Offer.

### Location

Situated Within The Popular School Aycliffe Area Of Newton Aycliffe, This Property Enjoys A Pleasant Residential Setting Surrounded By Open Countryside Whilst Remaining Conveniently Located For Everyday Amenities.

The Property Is Ideally Positioned For Enjoying The Local Area, With The Highly Regarded County Restaurant In Aycliffe Village Located Nearby, Along With The Popular George And Dragon In Heighington, Both Offering Excellent Dining Options Within A Short Drive.

For Those Who Enjoy The Outdoors, The Property Is Within Easy Reach Of A Number Of Scenic Walking Routes, Open Countryside And Nature Reserves, Providing Excellent Opportunities For Recreation And Leisure. The Nearby Villages Of Aycliffe Village And Heighington Add To The Area's Appeal, Offering A Charming Village Atmosphere And A Strong Sense Of Community.

The Property Also Benefits From Good Transport Links, With Convenient Access To Darlington, Durham And The A1(M), Making It Well Placed For Commuters.

### Note

Please Find The Attached Brochure With Material Information For Buyers.

### Disclaimer

Although Issued In Good Faith, These Particulars Are Not Factual Representations And Are Not A Part Of Any Offer Or Contract. Prospective Buyers Should Independently Verify The Matters Mentioned In These Particulars. There Is No Authority For Harper & Co Estate Agents Limited Or Any Of Its Employees To Make Any Representations Or Warranties About This Property.

While We Try To Be As Accurate As Possible With Our Sales Particulars, They Are Only A General Overview Of The Property. If There Is Anything In Particular That Is Important To You, Please Contact The Office And We Will Be Happy To Check The Situation For You, Especially If You Are Considering Traveling A Significant Distance To View The Property. The Measurements Provided Are Only For Guidance, Thus They Must Be Regarded As Inaccurate. Please Be Aware That Harper & Co Have Not Tested Any Of The Services, Appliances, Or Equipment In This Property; As A Result, We Advise Prospective Buyers To Commission Their Own Surveys Or Service Reports Before Submitting A Final Offer To Purchase.

Some Photographs May Have Been AI Enhanced For Presentation Purposes (For Example, De-Cluttering). Images Should Be Treated As Illustrative Only And Not Relied Upon As An Accurate Representation

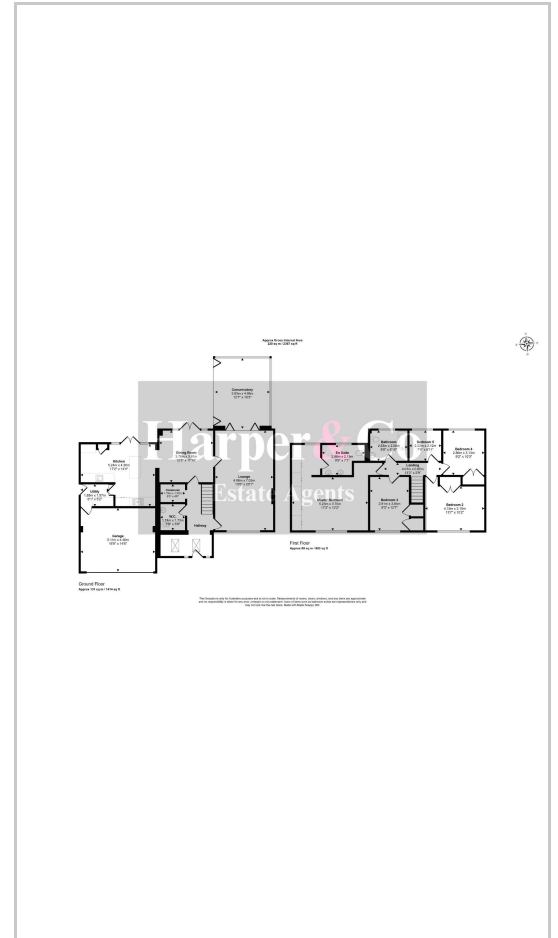
### Money Laundering Notice

To Comply With Legal Requirements, Buyers Will Need To Provide ID Documents During The Sale Process. We Appreciate Your Cooperation.

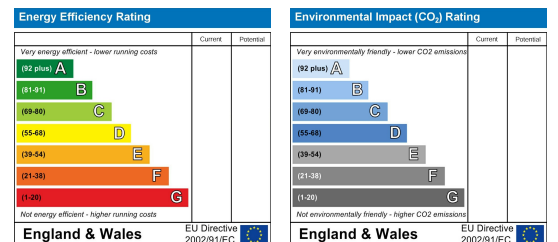
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.