Ann Cordey
ESTATE AGENTS

13 Duke Street, Darlington, County Durham, DL3 7RX
Tel: 01325 488433
Email: sales@anncordey.com
www.anncordey.com

6 BINCHESTER CROFT, SCHOOL AYCLIFFE, NEWTON AYCLIFFE, DL5 6TG

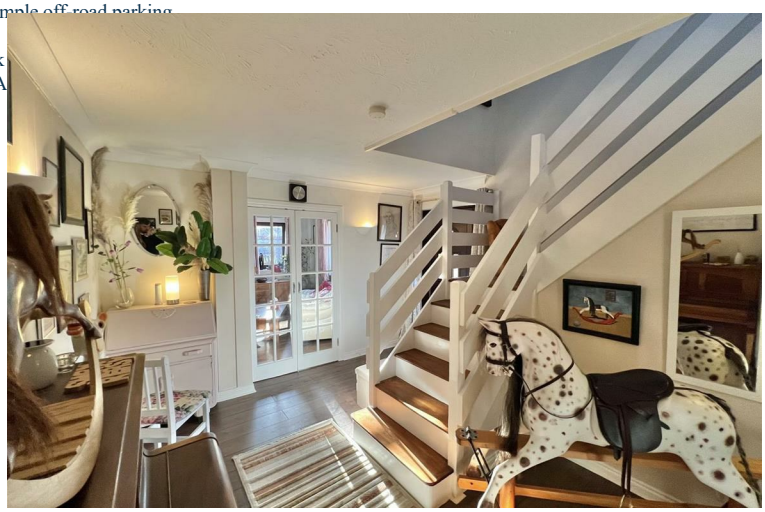
Offers In The Region Of £350,000

Occupying a delightful position on a generous plot, this is an exceptionally well-presented and substantial detached family home offering flexible, well-proportioned accommodation.

The ground floor comprises a spacious entrance hall, an impressive lounge with a log-burning stove and an opening through to the conservatory, which features UPVC double-glazed French doors leading out to the garden. There is also a separate dining room, a well-equipped kitchen fitted with a range of floor and wall units and integrated appliances, a utility room, and a separate W.C.

To the first floor, the substantial master bedroom suite includes fitted wardrobes and an en-suite bathroom with shower. There are three further double bedrooms and a newly re-fitted main family bathroom, which now features both a bath and a walk-in corner shower cubicle.

Externally, the property boasts a wonderful large, mature lawned garden to the rear with attractive patio areas, and a smaller lawned garden with a pond to the front. A double garage and extensive driveway provide ample off-road parking.



LOUNGE
23'07 x 11'09 (7.19m x 3.58m)

DINING ROOM
11'03 x 10'06 (3.43m x 3.20m)

CONSERVATORY
20'06 x 13'01 (6.25m x 3.99m)

KITCHEN
13'05 x 11'03 (4.09m x 3.43m)

UTILITY
11'03 x 8'5 (3.43m x 2.57m)

BEDROOM ONE
15' x 12'06 (4.57m x 3.81m)

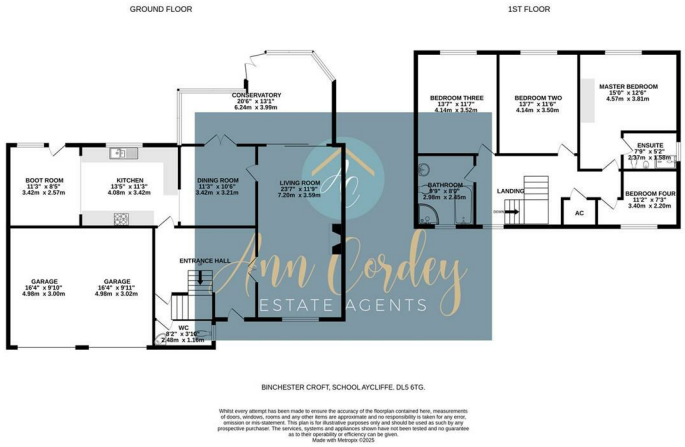
EN SUITE
7'9 x 5'2 (2.36m x 1.57m)

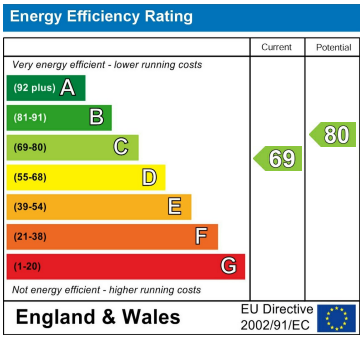
BEDROOM TWO
13'07 x 11'06 (4.14m x 3.51m)

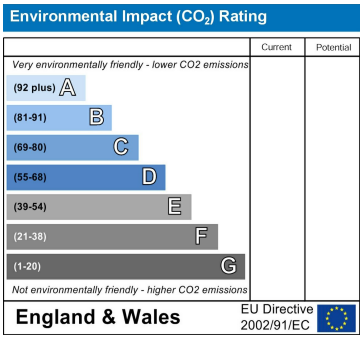
BEDROOM THREE
13'07 x 11'07 (4.14m x 3.53m)

BEDROOM FOUR
11'2 x 7'3 (3.40m x 2.21m)

BATHROOM
9'9 x 8 (2.97m x 2.44m)







YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

These particulars do not constitute, nor constitute part of, an offer or contract. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Ann Cordey, or any other person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.

NAEA National Association of Estate Agents

The Property Ombudsman