



*Ann Cordey*  
ESTATE AGENTS

**5 Foresters Path, School Aycliffe, Newton Aycliffe, DL5 6TA**  
**Offers In The Region Of £269,995**



## 5 Foresters Path, School Aycliffe, Newton Aycliffe, DL5 6TA

This spacious Three bedroomed detached bungalow occupies a pleasant position within a cul-de-sac location in School Aycliffe. The property has been much improved by the current vendor with a superb addition of a garden room which is open plan to a refitted kitchen.

The generous accommodation is in ready to move into order and is sizeable enough for a family home along side those looking to downsize.

The location is quite private being no through road whilst having the convenience of regular bus services and ease of access to supermarkets, shops and other amenities. With both Darlington and Newton Aycliffe being close at hand.

The kerb appeal of the property is immediately evident with attractive composite front door and landscaped lawn and driveway. Internally the accommodation flows throughout, with a welcoming hallway, handy cloaks/wc. The lounge is of a good size with a feature fireplace as a focal point. The kitchen has been refitted with a modern range of cabinets and integrated appliances and this is open plan to the garden room which easily accommodates a large family dining table and soft seating and is a great spot to enjoy views of the garden whatever the weather.

There are two double bedrooms, the principle bedroom having a range of fitted wardrobes and the single, third bedroom is currently used as a home office. These are all serviced by a bathroom/wc which has a mains fed shower.

Externally both the front and rear garden have been landscaped with quality Indian sandstone and block paving edging the lawns. The garage measures (5.51m x 2.62m) and has a roller door, light and power and plumbing for an automatic washing machine. There is also a personnel door to the rear garden.

Warmed by gas central heating and fully double glazed with windows being replaced in 2024.

TENURE: Freehold  
COUNCIL TAX: D

### RECEPTION HALLWAY

The attractive composite entrance door opens into the reception hallway which has immediate access to the cloaks/WC, an internal glazed door which leads to the remainder of the accommodation. There is access to the attic space which is part boarded and there is a built in storage cupboard which houses the central heating boiler.

### CLOAKS/WC

With low level WC and handbasin

### LOUNGE

**21'2" x 11'10" (6.46 x 3.62)**

A sizeable reception room with a feature fireplace at the heart of the room with a gas living flame fire to cast a cosy glow. There are sliding doors into the garden room.

### KITCHEN

**14'4" x 9'6" (4.37 x 2.92)**

Upgraded and refitted with a modern range of cabinets with complementing worksurfaces and textured sink. There is an integrated electric oven and gas hob and space for a fridge freezer. The room is open plan to the garden room.



GARDEN ROOM

16'7" x 10'4" (5.07 x 3.16)

A superb addition to the home with apex ceiling and ample windows to make the space light and bright. The room can easily accommodate a dining table and soft seating and enjoy views of the garden.

BEDROOM ONE

12'5" x 9'10" (3.79 x 3.01)

A good sized double bedroom with windows to the front aspect and benefitting from an ample range of fitted wardrobes.

BEDROOM TWO

9'5" x 9'2" (2.88 x 2.80)

A second double bedroom also overlooking the front aspect and having sliding mirrored door wardrobes.

BEDROOM THREE

10'1" x 8'6" (3.08 x 2.61)

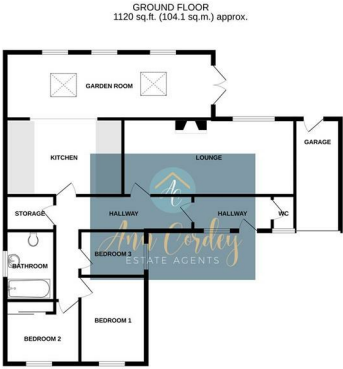
Bedroom three is a sizeable single room and currently used as a home office with a window to the side aspect. Free standing wardrobes have been secured to the wall in this room and will be included in the sale.

BATHROOM/WC

Comprising a white suite with a panelled bath with mains fed over the bath shower, pedestal handbasin and WC. The room is finished with tiling and has a window to the rear.

EXTERNALLY

The property sits in landscaped gardens to both the front and rear. The front garden is open plan and laid to lawn with block paved driveway and pathways. The driveway allows for off street parking for two to three vehicles and this is in addition to the garage (which measures 5.51 x 2.62 metres) and has a roller door, light and power. There is a double gate access to the rear of the property at the side of the garage and a single gate access at the other side of the property. The rear garden has an Indian sandstone patio and borders edging the lawn. The garden is enclosed by fencing and attracts a great deal of the sunshine.



| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating |         |           |
|---------------------------------------------|---------|-----------|------------------------------------------------|---------|-----------|
|                                             | Current | Potential |                                                | Current | Potential |
| Very energy efficient - lower running costs |         |           |                                                |         |           |
| (92 plus) A                                 |         |           | (92 plus) A                                    |         |           |
| (81-91) B                                   |         |           | (81-91) B                                      |         |           |
| (69-80) C                                   |         |           | (69-80) C                                      |         |           |
| (55-68) D                                   |         |           | (55-68) D                                      |         |           |
| (39-54) E                                   |         |           | (39-54) E                                      |         |           |
| (21-38) F                                   |         |           | (21-38) F                                      |         |           |
| (1-20) G                                    |         |           | (1-20) G                                       |         |           |
| Not energy efficient - higher running costs |         |           |                                                |         |           |
| England & Wales                             |         |           | England & Wales                                |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC                        |         |           |

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

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