



3 HAWTHORN DRIVE, SCHOOL AYCLIFFE, NEWTON AYCLIFFE, DL5 6GH

Offers In The Region Of £325,000

Pleasantly positioned on a generous and highly private plot, this impressive four-bedroom detached residence offers spacious and well-presented accommodation throughout and must be viewed to be fully appreciated. The property benefits from ample off-street parking, an integral garage and an attractive frontage enhanced by mature greenery, providing both a pleasant outlook and an added sense of privacy.

To the rear, the beautifully landscaped garden has been thoughtfully designed to create an excellent outdoor entertaining space, featuring raised planted borders, a porcelain patio and an elevated seating area. Enjoying a high degree of privacy, the garden provides the perfect setting for relaxation and family enjoyment.

Internally, the accommodation is both welcoming and practical. The entrance hallway leads to a comfortable lounge situated to the front elevation, which flows seamlessly into the dining area and impressive kitchen/diner to the rear. The current owners have thoughtfully opened up this space to create a superb open-plan family hub, complemented by a contemporary refitted kitchen. The hallway also provides access to the integral garage and a useful ground floor WC.



LOUNGE
13'6" × 11'2" (4.14 × 3.42)

KITCHEN
9'8" × 26'1" (2.97 × 7.96)

WC
2'11" × 8'0" (0.91 × 2.46)

CONSERVATORY
13'10" × 11'2" (4.24 × 3.42)

GARAGE
16'0" × 9'2" (4.89 × 2.80)

BEDROOM ONE
11'6" × 12'11" (3.52 × 3.94)

EN SUITE
5'11" × 7'6" (1.81 × 2.30)

BEDROOM
11'1" × 11'3" (3.39 × 3.44)

BEDROOM
9'7" × 8'10" (2.94 × 2.71)

BEDROOM
8'3" × 10'9" (2.52 × 3.29)

BATHROOM
6'9" × 6'6" (2.06 × 2.00)

JACK AND JILL
7'5" × 4'2" (2.28 × 1.29)

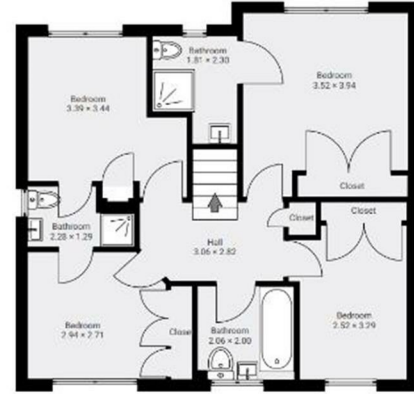
▼ Ground Floor

ROOMS: 7



▼ 1st Floor

ROOMS: 12



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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	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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