



**Hawthorn Drive, School Aycliffe, DL5 6GH**  
**4 Bed - House - Detached**  
**£299,000**

**EPC Rating:**  
**Tenure: Freehold**  
**Council Tax Band: D**



**SMITH &**  
**FRIENDS**  
ESTATE AGENTS

# Hawthorn Drive

## School Aycliffe Newton Aycliffe DL5 6GH

- \*\*\* STUNNING FAMILY HOME \*\*\*
- \*\*\* AMPLE OF OFF-STREET PARKING \*\*\*
- \*\*\* LANDSCAPED REAR GARDEN \*\*\*

This stunning modern four bedroom detached family home located in the village of School Aycliffe which is within easy reach of amenities at Newton Aycliffe and good transport links. The property has been refurbished in most areas by the current owners to a very high standard.

The property briefly comprises of; Entrance Porch with Top End Hormann Front and Internal Doors fitted in 2024, leading into a Hall, with access to Reception Room (Previously the Garage), Downstairs WC, Open-Plan Kitchen / Diner with French Doors to the rear garden, Modern Units with Under Counter LED Lights, Integrated Fridge/Freezer, Washer/Dryer, Neff Dishwasher, Neff Microwave and Oven, Wine Cooler, and a Quooker Tap. At the Rear of the property, you will find a good sized Living Room with a Beautiful Media Wall and French Doors.

The first floor provides a Spacious Landing, with Purpose built Wardrobes leading into the Master Bedroom with additional Built in Wardrobes, En-Suite Shower Room, Three Further Bedrooms (Second Bedroom with Built in Wardrobes) and a Three Piece Family Bathroom.

Externally, the property has a good sized tarmac driveway allowing ample of off-street parking, with side access to the rear garden. The rear garden has been landscaped with a mixture of patio area's, well maintained lawn, capturing the sun most of the day.

For a viewing contact SMITH & FRIENDS - Estate Agents Darlington, Early viewing is highly recommended.











## GROUND FLOOR

### Entrance Porch

5'08 x 3'03 (1.73m x 0.99m)

### Hallway

14'01 x 5'10 (4.29m x 1.78m)

### Reception Room

7'08 x 16'01 (2.34m x 4.90m)

### Downstairs WC

2'11 x 4'08 (0.89m x 1.42m)

### Living Room

12'05 x 13'07 (3.78m x 4.14m)

### Open-Plan Kitchen / Diner

8'09 x 29'05 (2.67m x 8.97m)

## FIRST FLOOR

## Landing

9'03 x 8'02 (2.82m x 2.49m)

### Bedroom 1

11'08 x 12'11 (3.56m x 3.94m)

### En-Suite Shower Room

4'06 x 6'08 (1.37m x 2.03m)

### Bedroom 2

10'03 x 8'07 (3.12m x 2.62m)

### Bedroom 3

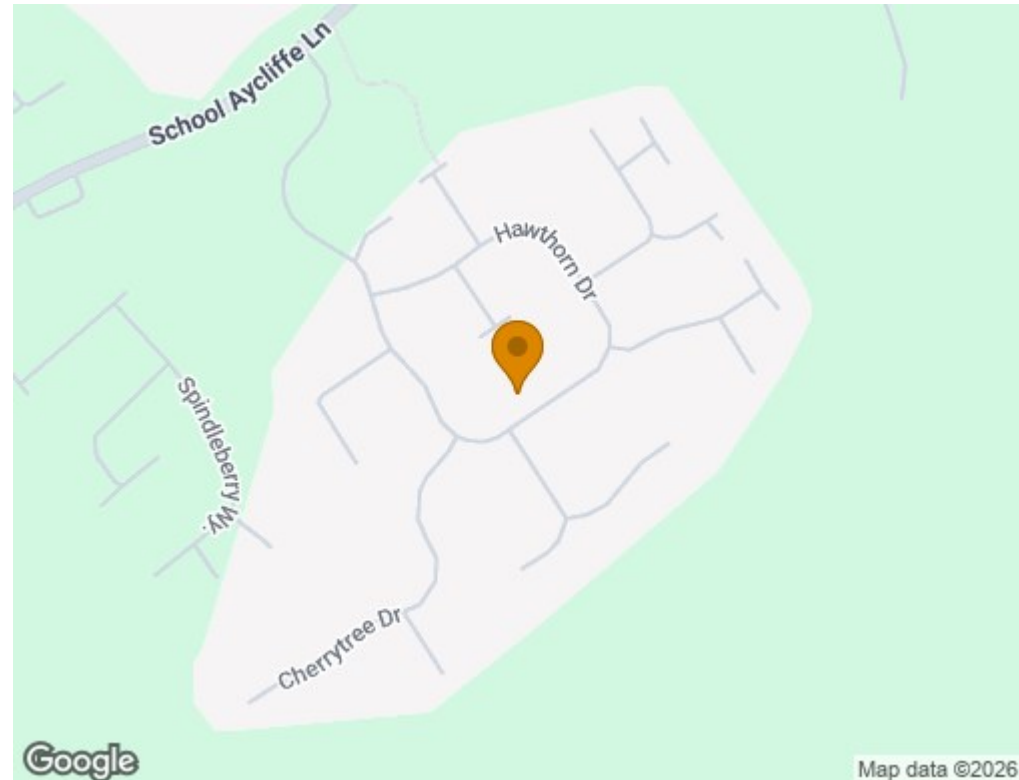
8'08 x 10'00 (2.64m x 3.05m)

### Bedroom 4

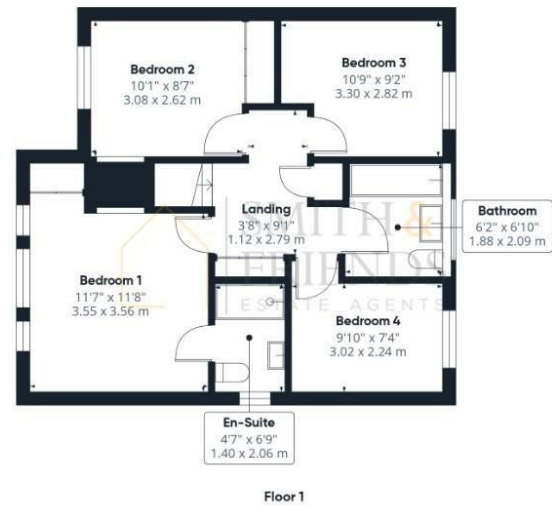
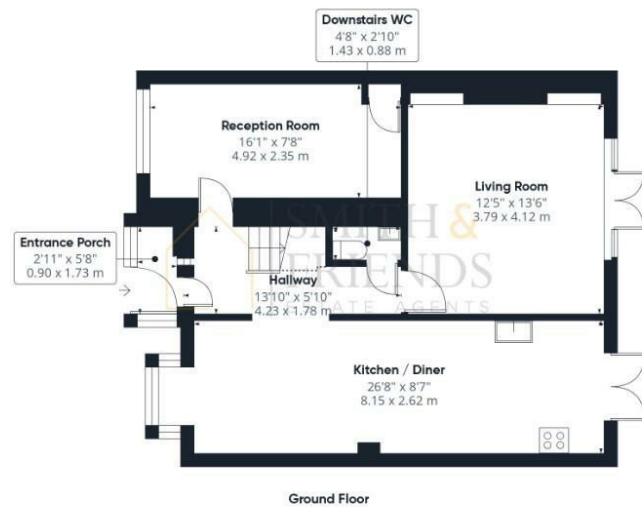
9'02 x 10'10 (2.79m x 3.30m)

### Family Bathroom

6'08 x 6'10 (2.03m x 2.08m)







**Approximate total area<sup>m</sup>**  
1198 ft<sup>2</sup>  
111.4 m<sup>2</sup>

**Reduced headroom**  
10 ft<sup>2</sup>  
0.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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