



## The Willows, Bishop Auckland

County Durham, DL14 7HH

Price £450,000

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# The Willows, Bishop Auckland

## DESCRIPTION

Stunning four-bedroom detached home located in a peaceful cul-de-sac in one of the most desirable areas of Bishop Auckland. surrounded by greenery and trees. The property boasts a stylish and recently renovated interior, including brand new kitchen and bathrooms. It is only approx. 0.2 miles from the town centre, allowing for access to a range of local amenities such as supermarkets, restaurants, schools and high street retail stores. There is an extensive public transport system in the area allowing for access to not only the neighbouring towns and villages but to further afield places such as Darlington, Durham and Newcastle. The A688 and A689 are both nearby, leading to the A1(M) both North and South.

In brief the property comprises; an entrance hall that leads through to the ground floor which contains the master bedroom, shower room and integrated garage. The first floor is split level and includes the large open plan living room/dining room, newly installed kitchen/breakfast room, three double bedrooms and family bathroom. The property has a garden to the front along with driveway leading up to the garage providing ample off street parking. Whilst to the rear there is a large well established garden with outside kitchen/bar/BBQ area, patio seating areas and lawned garden with perimeter shrubbery.



# ROOMS

## Living Room

23'4" x 17'4" (max points)

Spacious and bright living room benefiting from neutral décor, ample space for furniture, oak flooring and wall mounted electric fire.

## Dining Room

The dining area is open plan leading on from the living room with space for a dining table and chairs, further furniture and large windows providing plenty of natural light.

## Kitchen

22'7" x 9'7"

The kitchen has been recently refitted and contains a range of high gloss wall, base and drawer units, granite work surfaces and sink/drain unit. Benefitting from integrated appliances that include an oven, hob, overhead extractor, fridge/freezer, dishwasher and microwave. Space is available for a kitchen table and chairs overlooking the garden.

## Master Bedroom

14'10" x 9'3"

The master bedroom provides space for a king sized bed, built in wardrobes and further furniture. Access into the ensuite.

## Shower Room

9'0" x 5'9"

Ground floor shower room containing a double walk in shower cubicle with overhead mains fed shower, wash hand basin, heated towel rail and WC.

## Bedroom Two

12'9" x 10'2"

The second bedroom is another large double bedroom, again with built in wardrobes and space for further furniture.

## Bedroom Three

13'7" x 9'5"

The third bedroom is a further spacious double bedroom with sliding doors opening into the garden.

## Bedroom Four

10'3" x 10'2"

The fourth bedroom is a double bedroom with window to the front elevation.

## Bathroom

9'10" x 6'11"

The family bathroom contains a free standing bath, wash hand basin, heated towel rail and WC.

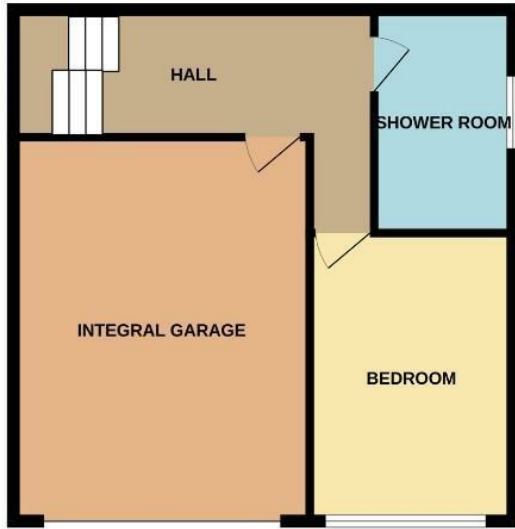
## External

The property has a garden to the front along with driveway leading up to the garage providing ample off street parking. The garage has electric doors and also has power points and water providing space for a washing machine and dryer. Whilst to the rear there is a large well established garden with outside kitchen/bar/BBQ area, patio seating areas and lawned garden with perimeter shrubbery.





LOWER GROUND FLOOR



GROUND FLOOR



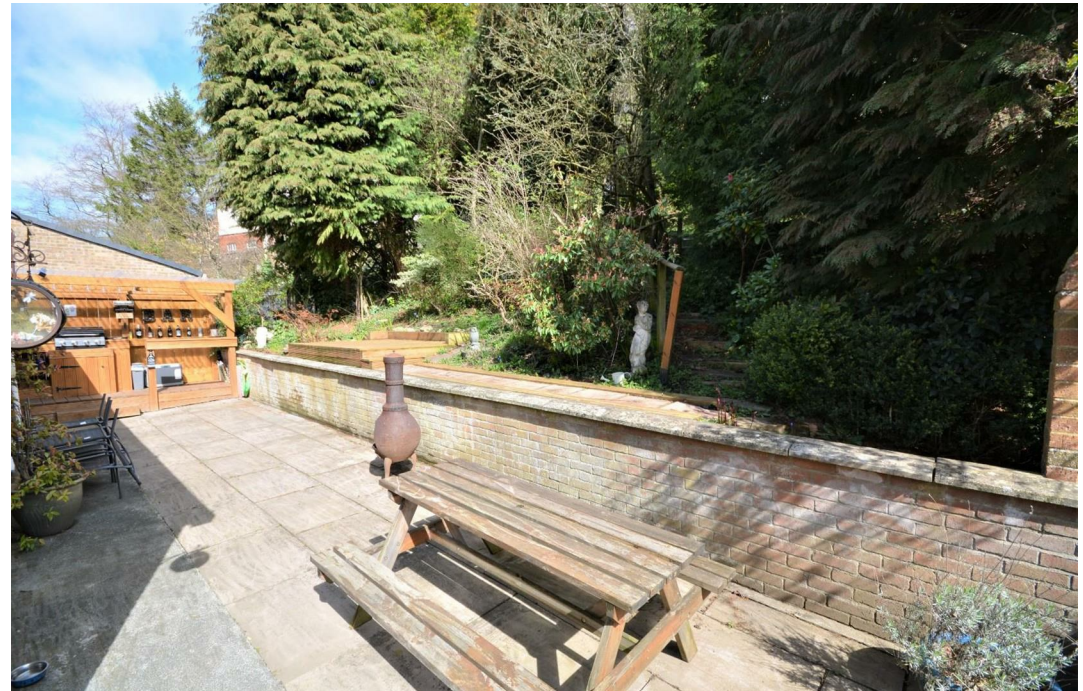
FIRST FLOOR



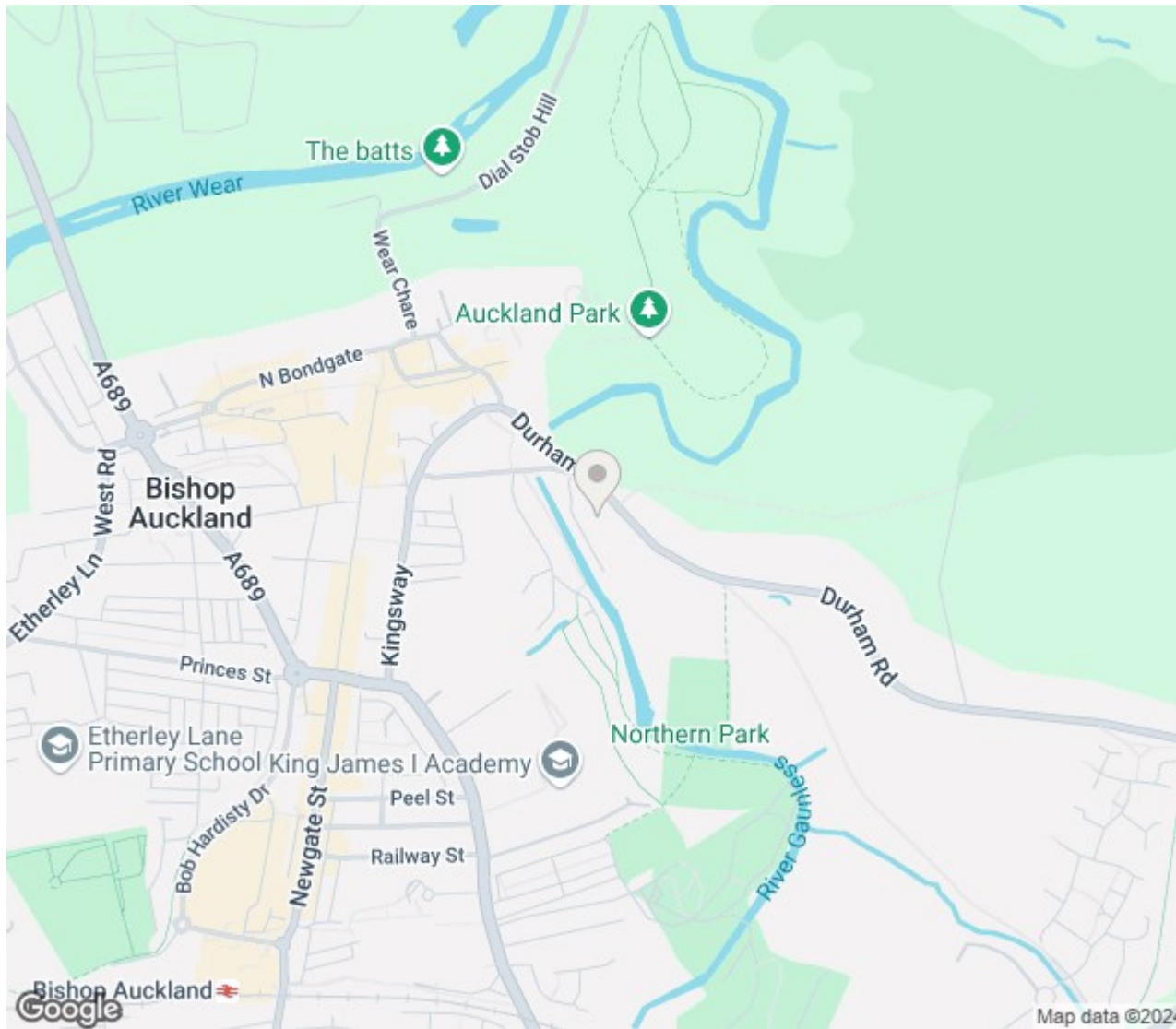
8 THE WILLOWS

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## ENERGY PERFORMANCE CERTIFICATE

| Energy Efficiency Rating                           |              |   |
|--|--------------|---|
|  | Current      | Potential   |
| <i>Very energy efficient - lower running costs</i> |              |   |
| (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>                                    |              |   |
| <i>Not energy efficient - higher running costs</i> |              |   |
| <b>England &amp; Wales</b>                         | EU Directive |  |

### Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.