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38 Barrington Meadows, Bishop Auckland, DL14 6NT

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Price £310,000

Beautifully presented four bedroomed detached family home pleasantly positioned in the highly sought after development Barrington Meadows. Recently upgraded with a modern kitchen, new bathroom and ensuite, this property will appeal to a variety of buyers. Complete with enclosed rear garden as well as large paved driveway to the front, this spacious property is also close to a range of amenities including; local schools, supermarkets and shops. There is a regular bus service nearby leading to the town centre as well as the neighbouring villages, allowing for further access to facilities. The A68 and A689 are both near by, leading to the A1(M).

In brief the property comprises; an entrance hall leading into the kitchen, dining room, living room, garden room, utility room and cloakroom to the ground floor. The first floor contains the master bedroom, ensuite, three further spacious bedroom and family bathroom. Externally the property has a large paved driveway to the front allowing ample off street parking, whilst to the rear there is a low maintenance enclosed garden with paved seating area, artificial lawn and perimeter fenced borders.

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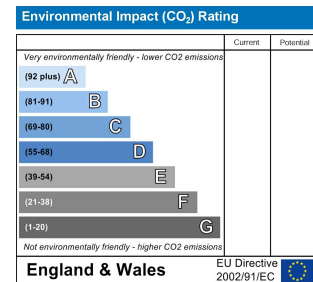
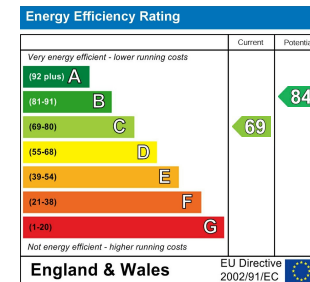
GROUND FLOOR



1ST FLOOR



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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Living Room

22'9" x 11'0"

Spacious and modern living room, providing ample space for furniture, neutral decor, multi fuel stove, second electric stove and open plan leading into the garden room.

Dining Room

10'2" x 7'6"

The dining room is located to the front of the property, with built in bench seating, ample space for further furniture and window providing plenty of natural light.

Kitchen

14'1" x 9'6"

The kitchen is fitted with a modern range of wall, base and drawer units, complementing work surfaces, splash backs and sink/drain unit. Benefiting from an integrated oven, hob, overhead extractor hood, wine cooler and microwave along with space for a free standing fridge/freezer.

Garden Room

11'1" x 10'3"

The garden room is a great addition to the property providing a further seating area overlooking the garden, with French doors opening onto the patio area.

Utility Room

7'6" x 5'6"

The utility room provides additional storage space along with room for a washing machine and dryer.

Cloakroom

4'11" x 2'7"

Fitted with a WC and wash hand basin.

Master Bedroom

13'1" x 11'5"

The master bedroom provides space for a king sized bed, built in wardrobes and access into the ensuite. Window to the front elevation.

Ensuite

6'11" x 3'3"

The ensuite contains a single shower cubicle, WC and wash hand basin.

Bedroom Two

12'3" x 9'6"

The second bedroom is another generous double bedroom with built in wardrobes and window to the front elevation.

Bedroom Three

11'1" x 7'10"

The third bedroom is a double bedroom with window to the rear elevation.

Bedroom Four

8'2" x 7'6"

The fourth bedroom is a large single room that could also be utilised as a dressing room or office. Window to the rear elevation.

Bathroom


7'6" x 5'10"

Newly fitted with a double walk in shower cubicle, WC, heated towel rail and wash hand basin. Opaque window to the rear elevation.

External

Externally the property has a large paved driveway to the front allowing ample off street parking, whilst to the rear there is a low maintenance enclosed garden with paved seating area, artificial lawn and perimeter fenced borders.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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. 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.









