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1 Pollards Drive, Bishop Auckland, DL14 6UE



# 1 Pollards Drive, Bishop Auckland, DL14 6UE

Price £500,000

Four bedrooomed detached family home, located in the sought after residential development Pollards Drive in Bishop Auckland. This large family home is positioned in a great location, with large gardens to both the front and rear as well as a large driveway and garage providing plenty of off street parking. The rear garden is a great size, private and not overlooked with well established shrubs and borders. Pollards Drive is a highly regarded and desirable area, only approx. 1 mile from the town centre and approx. 1.5 miles from Tindale Retail Park, providing easy access to a range of local amenities from schools to supermarkets, restaurants to high street retail stores. There is also a regular bus service leading to neighbouring towns and villages.

In brief the property comprises; an entrance hall leading through into the living room, dining room, kitchen, garden room, office, utility room and cloakroom to the ground floor. Whilst the first floor contains the master bedroom with ensuite, three further double bedrooms, and bathroom. Externally the property has a open lawned garden to the front, along with large driveway leading to the garage providing ample off street parking. To the rear there is a substantial private enclosed garden which is mainly laid to lawn, with established perimeter borders and patio area ideal for outdoor furniture.

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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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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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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 environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

### Living Room

20'0" x 13'9"

Spacious living room located to the front of the property, benefiting from neutral decor, ample space for furniture, open fire with feature surround and two windows to the front elevation.

### Dining Room

11'5" x 10'9"

The dining room is open plan leading on from the living area, with space for a table and chairs, further furniture and sliding doors opening into the garden.

### Kitchen

15'1" x 11'5"

The kitchen contains a range of white wall, base and drawer units, complementing work surfaces, tiled splash backs and sink/drain. Space is available for free standing kitchen appliances as well as a further dining table with French doors overlooking the rear garden.

### Garden Room

13'7" x 13'1"

A great additional reception room that could be utilised as a second living room, with ample space for furniture and floor to ceiling windows allowing plenty of natural light.

### Office

8'11" x 7'11"

Home office located on the ground floor with built in desk and storage units. It could also be converted for use as a play room or additional bedroom. Window to the front elevation.

### Utility Room

13'9" x 8'10"

The utility room provides additional storage space along with space for further free standing appliances.

### Cloakroom

7'11" x 6'2"

Fitted with a WC and wash hand basin.

### Master Bedroom

17'8" x 13'5"

The master bedroom is an impressive size, with space for a king sized bed and further furniture. Dressing room accessed through the master bedroom, as well as built in mirrored wardrobes providing further storage.

### Ensuite

7'10" x 6'6"

The ensuite is fitted with a walk in shower cubicle, WC and wash hand basin set in a vanity unit.

### Bedroom Two

15'5" x 10'9"

The second bedroom is another generous double bedroom with window to the rear elevation.

### Bedroom Three

13'9" x 11'1"

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

### Bedroom Four

9'10" x 8'10"

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

### Bathroom


10'7" x 8'10"

The main family bathroom is fitted with a panelled bath, corner shower cubicle, WC and wash hand basin.

### External

Externally the property has a open lawned garden to the front, along with large driveway leading to the garage providing ample off street parking. To the rear there is a substantial private enclosed garden which is mainly laid to lawn, with established perimeter borders and patio area ideal for outdoor furniture.

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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. 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.























