



HUNTERS[®]
HERE TO GET *you* THERE

Drybourne Park Shildon, DL4 1JA

Drybourne Park Shildon, DL4 1JA

Price £175,000

This spacious three bedroomed family home benefits from having; no onward chain, a large rear garden and ample off street parking. Situated approximately 1.6miles from Tindale Retail Park and also only approx. 2.1miles from Bishop Auckland's town centre, providing easy access to a large range of supermarkets, popular high street retail stores, parks, playgrounds, tennis court, restaurants, as well as both primary and secondary schools. Bishop Auckland has an extensive public transport system which allows regular access to both the neighbouring towns and villages as well as to further afield places such as Darlington, Durham, Newcastle and York.

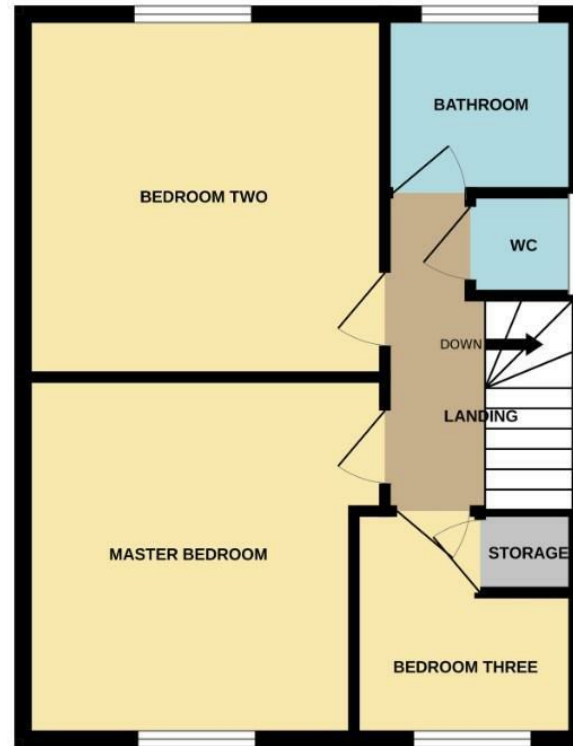
In brief the property comprises of an entrance hall leading through to the living room, second reception room with wet room which has been previously utilised as a bedroom, modern kitchen and utility area to the ground floor. The first floor contains two large double bedrooms both with fitted wardrobes, a single bedroom, shower room and separate WC. Externally the property is set on a generous plot; there is a low maintenance paved garden to the front, long drive leading to single garage at the side, whilst to the rear the property there is an extensive enclosed garden, which is mainly laid to lawn with patio area idea for outdoor furniture.

Hunters Bishop Auckland 147-149 Newgate Street, Bishop Auckland, DL14 7EN | 01388 311582
bishopauckland@hunters.com | www.hunters.com

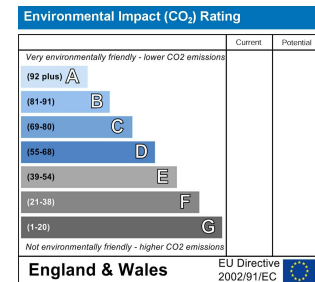
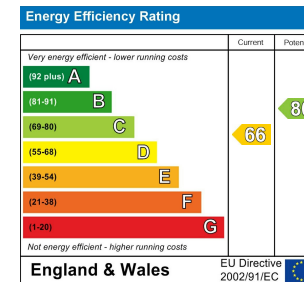
GROUND FLOOR



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.
Made with Metropix ©2023



Living Room

12'2" x 12'2"

Spacious family room located to the front of the property, space for an electric fire with feature surround and bay window to the front elevation allowing plenty of natural light.

Dining Room

7'6" x 12'4"

The second reception room to the rear of the property has been utilised by the current vendors as a downstairs bedroom, with walk in wet room and bay window to the rear elevation. However could be easily converted back to accommodate a formal dining table and chairs.

Wet Room

3'11" x 3'11"

Accessed via the dining room, containing a WC, wash hand basin and walk in shower.

Kitchen

8'8" x 8'8"

Newly fitted galley kitchen, containing a range of contemporary high gloss wall, base and drawer units, complementing work surfaces, splash backs and sink/drain unit. Fitted with an integrated electric oven, hob and overhead extractor hood. Space and plumbing is available for a fridge/freezer and washing machine. Door allowing access into the garden.

Utility Area

Under stairs storage area has been converted into a convenient utility area, providing plumbing and space for a washing machine and dryer.

Master Bedroom

12'5" x 12'5"

Master bedroom allows space for a king sized bed with fitted wardrobes and space for additional furniture. Window to the front elevation.

Bedroom Two

The second bedroom is another generous double room, again benefiting from fitted wardrobes and window to the rear overlooking the garden.

Bedroom Three

The third bedroom is a single room, fitted with built in storage cupboard and could be used as a home office or playroom.

Shower Room

Shower room which comprises of a large corner shower cubicle, shower and wash hand basin. Opaque window to the rear elevation.


WC

Separate WC with window to the side elevation.

Garden

Externally the property is set on a generous plot; there is a low maintenance paved garden to the front, long drive leading to single garage at the side, whilst to the rear the property there is an extensive enclosed garden, which is mainly laid to lawn with patio area idea for outdoor furniture.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		80
(69-80) C	66	
(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.



