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Plot 5 Glebeside, Satley, Bishop Auckland, DL13 4HR

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## Asking Price £550,000

The Old School Development at Satley comprises five new build stone fronted, four bedroom, three bathroom homes, designed for modern living.

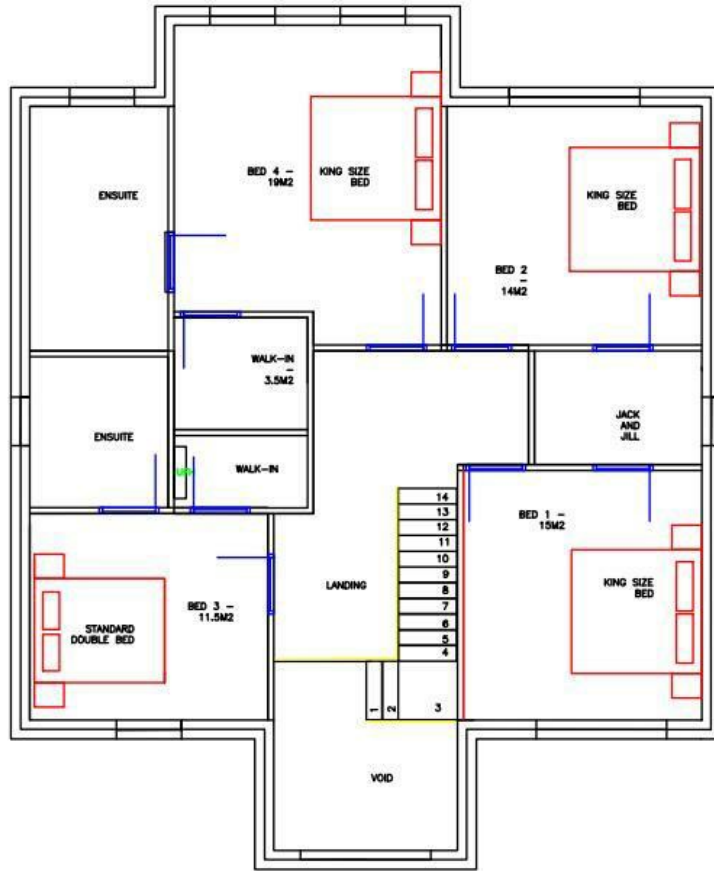
The site is located to the rear of Glebeside at the location of the former Satley junior school. Access is private off Glebeside with unrestricted views on three sides. The village of Satley is a small farming village located approximately 2 miles off the A68 and is in an excellent commuter location. The larger town of Lanchester is 4 miles away. Lanchester offers a comprehensive range of day to day facilities, shops, restaurants, pubs and excellent primary and secondary schools. Durham City is a 20 min drive and has further full range of facilities and is known for its cultural and recreational offerings.

On the ground floor an impressive double height entrance hallway, with feature glass and oak staircase, leads to a large kitchen diner room with a part vaulted ceiling and entertaining space. A bespoke kitchen design has been procured. Bi fold doors overlook and lead to the generous garden. The property boasts a large lounge, with access to the garden, and a third reception room that would suit a study, snug or playroom. A useful boot-room off the hallway leads to a downstairs toilet and a utility with side access. On the first floor to the rear the master bedroom features a walk in wardrobe and a large en-suite with toilet, walk-in shower, vanity unit with basin and a feature bath. Two double bedrooms share a Jack and Jill bathroom and the final double bedroom has a second walk-in wardrobe and en-suite.

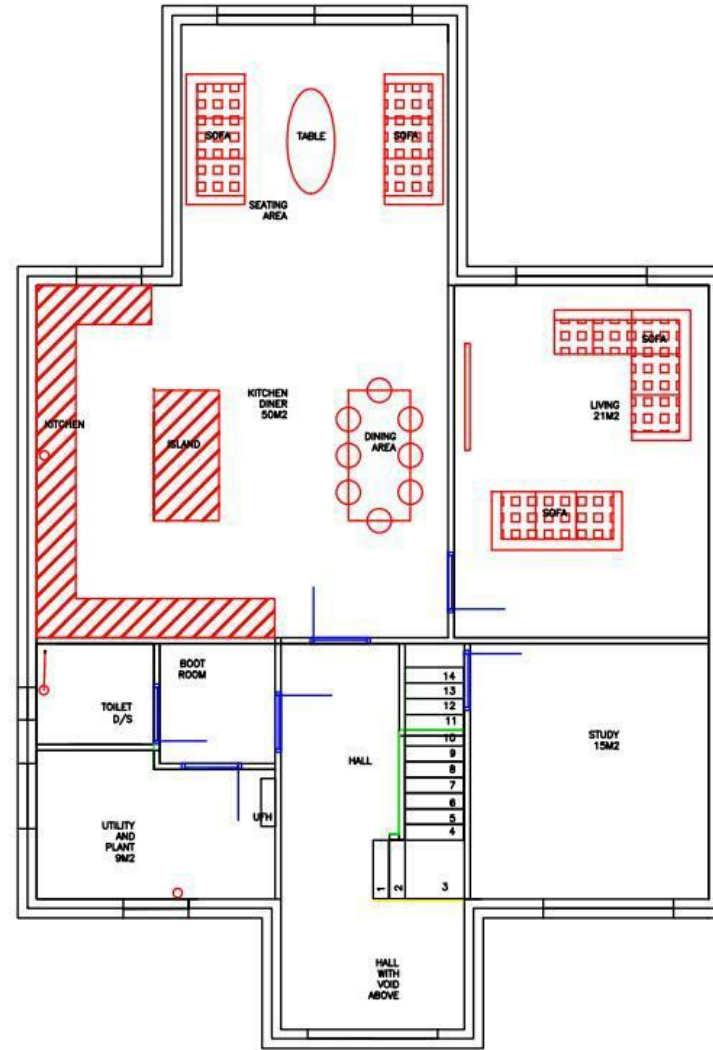
These homes have either a summerhouse to the rear or a garage with annex room above to the front. Both options provide an additional room for work or play. Externally to the ample frontage, parking for multiple cars is provisioned along with front lawn and planting. To the rear a large garden is provisioned. The gardens are designed as an extension of the internal space and provide areas for socializing and play

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# FIRST FLOOR



# GROUND FLOOR



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		
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