



HUNTERS[®]
HERE TO GET *you* THERE

Neile Court, Bishop Auckland

8 Neile Court, Bishop Auckland, DL14 7GE

Offers Over £320,000

Immaculately presented six bedroomed detached family home offered for sale. This impressive property sits in a generous corner plot including front and rear gardens as well as a double garage and driveway. Perfectly positioned within the quiet cul-de-sac Neile Court at Bracks Farm, a sought after residential development on the outskirts of Bishop Auckland.

Situated just a short distance from the towns amenities including schools, supermarkets, restaurants and healthcare services, whilst Tindale's ever expanding retail park offers access to high street shops, retail stores and food outlets. There is a regular public transport system in the town via both bus and rail, whilst both the A688 & A689 are close by for commuters, leading to the A1 (M) both North & South.

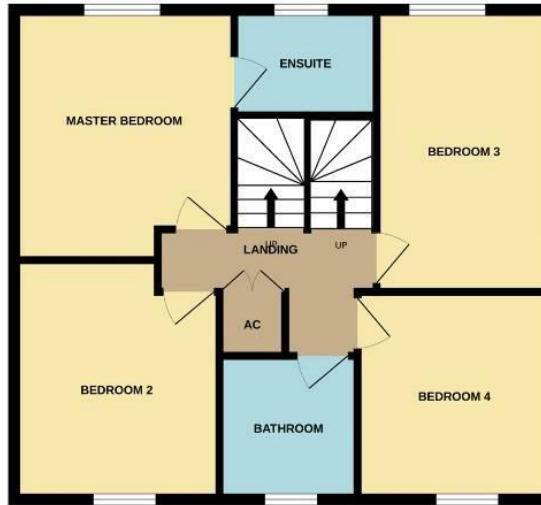
In brief the property comprises; an entrance hall leading through into the living room, kitchen/diner, family room, dining room and cloakroom to the ground floor. The first floor contains the master bedroom with ensuite, three further bedrooms and bathroom. Stairs ascend to the second floor containing a further two double bedrooms and shower room. Externally this property has stunning, well maintained, gardens both front and rear, mainly laid to lawn with established flower borders and patio for outdoor furniture. There's plenty of parking with this plot, having a double garage as well as driveway for secure off street parking and additional storage.

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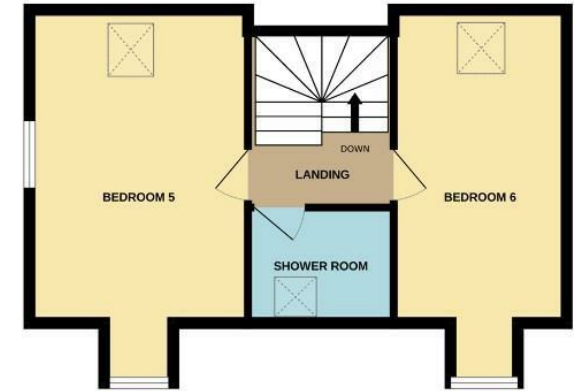
GROUND FLOOR



1ST FLOOR



2ND FLOOR



8 NEILE COURT

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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		73	84
(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	

Entrance Hallway

Main entrance hallway leading through to the ground floor accommodation and staircase ascending to the first floor.

Living Room

11'8" x 14'2"

Bright and spacious living room located to the front of the property, with neutral décor, inset real flame effect electric fire and bay window providing lots of natural light.

Dining Room

10'2" x 10'2"

The dining room is another good sized reception room, with ample space for a large dining table and chairs, further furniture and bay window to the front elevation.

Family Room/Snug

10'2" x 8'2"

A great addition enjoying views over the garden, located to the rear the family room provides further space for furniture and has sliding doors leading out to the patio.

Kitchen/Dining Area

18'8" x 10'2"

The kitchen has been beautifully designed, fitted with a modern range of high gloss wall, drawer and base units, complementing worktops with upstand, integrated appliances include; an electric oven and hob with splashback, fridge/freezer, dishwasher and washing machine. The dining area has plenty of space for a kitchen table with chairs as well as French doors leading out to the rear garden.

Cloakroom

Comprising low level WC and wash hand basin.

Master Bedroom

10'11" x 10'11"

The largest of the six double bedrooms is the master suite, providing plenty of space for bedroom furniture as well as private shower room.

Shower Ensuite

Fully tiled shower room with large walk in shower as well as a wc / wash basin vanity unit.

Bedroom Two

11'11" x 10'2"

The second double bedroom located to the front.

Bedroom Three

14'1" x 8'10"

The third double bedroom with window to the rear overlooking the garden.

Bedroom Four

10'5" x 9'6"

The fourth double bedroom with window to the front.

Bathroom

Partially tiled with a deep panelled bath, low level WC and wash hand basin vanity unit.

Landing

The first floor landing has a large airing cupboard for storage and staircases both ascending to the second floor as well as descending to the ground level.

Bedroom Five

18'4" x 11'0" (max points)

The fifth double bedroom is situated on the second floor with skylight to rear and window to the front.

Bedroom Six

18'4" x 8'9" (max points)

The final double bedroom is also located on the second floor with skylight to rear and window to the front.

Shower Room

The second floor has a shower room fitted with corner shower cubicle with a modern range of matching wall mounted WC, floating wash hand basin and wall unit.

Double Garage & Driveway

This large property has the benefit of both a double garage and driveway providing plenty of secure off street parking and storage.

Gardens

Set within a large corner plot with beautifully maintained front and rear gardens. The front garden is mainly laid to lawn with perimeter hedging providing additional privacy and an established flower border. The larger rear garden has been well designed, with modern paved patio areas providing space for outdoor furniture, the garden has been mainly lawned with well stocked flower and shrub borders.

