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Calder Close Bishop Auckland, DL14 0RT

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Price £195,000

Four bedrooled detached family home situated on Calder Close in Etherley Dene. A popular residential area on the outskirts of Bishop Auckland. Benefiting from a landscaped garden to the rear and has both a driveway and garage. Situated just a short distance from local amenities such as supermarkets, schools, popular high street stores and retail shops as well as restaurants and cafes. There is a regular bus service through the area and the town centre provides extensive bus and rail links. The A688 is nearby and leads to the A1(M) both North and South, ideal for commuters.

In brief the property comprises; an entrance hall leading into the living room, dining room, kitchen and utility room to the ground floor. Whilst the first floor contains the master bedroom, three further bedrooms and family bathroom. Externally the property has a large driveway to the front leading to the single garage providing ample off street parking. Whilst to the rear of the property there is a landscaped garden which is mainly laid to lawn with patio area ideal for outdoor furniture and hedged perimeter 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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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Living Room

16'9" x 15'1"

Bright and spacious living room located to the front of the property with ample space for furniture, space for a fire with feature surround and large window to the front elevation.

Dining Room

11'7" x 8'10"

The second reception room is another good size with space for a dining table and chairs, further furniture and sliding doors to the rear leading into the garden.

Kitchen

12'5" x 7'10"

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

Cloakroom

6'6" x 3'3"

The cloakroom contains a WC and wash hand basin.

Master Bedroom

12'9" x 10'5"

The master bedroom provides space for a king sized bed, further furniture, built in wardrobes and window to the front elevation.

Bedroom Two

10'4" x 8'8"

The second bedroom is another good size with space for a double bed, built in wardrobes and window to the rear elevation.

Bedroom Three

8'10" x 6'2"

The third bedroom is another good size bedroom with window to the rear elevation.

Bedroom Four

6'11" x 6'2"

The fourth bedroom is a single bedroom with built in storage cupboard and window to the front elevation.

Shower Room

7'6" x 5'6"

The shower room contains a double walk in shower cubicle, WC and wash hand basin.

External

Externally the property has a large driveway to the front leading to the single garage providing ample off street parking. Whilst to the rear of the property there is a landscaped garden which is mainly laid to lawn with patio area ideal for outdoor furniture and hedged perimeter borders.

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.







