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Villa Nova Toft Hill, DL14 0JA

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Price £400,000

Beautifully presented five bedroomed detached property nestled in the picturesque village of Toft Hill. This property boasts an impressive 3,477 sq ft of living space, as well as potential for an annexe providing flexibility for various living arrangements. Toft Hill provides access to local amenities such as an Ofsted Rated Outstanding Primary School, Methodist Church and village pub, whilst further amenities such as supermarkets, popular high street stores and food outlets are located in the nearby towns Bishop Auckland and West Auckland. Located just off the A68, ideal for commuters, it leads to the A1(M) and A688. The village is surrounded by open countryside, farmers fields, rolling hills and public walks.

Built in 1971, this spacious family home exudes character and charm, entering you are greeted by two spacious reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With five generously sized bedrooms and three bathrooms, there is no shortage of space. Whilst externally car enthusiasts will appreciate the double garage/workshop complete with an inspection pit, ideal for those who enjoy tinkering with vehicles.

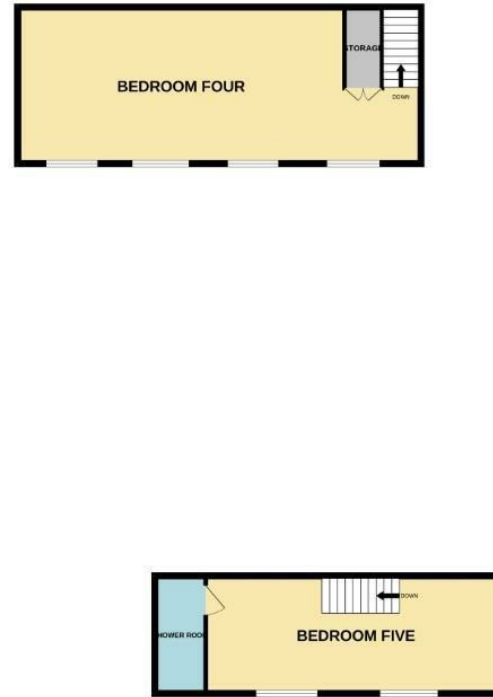
There are substantial gardens surrounding the property, providing mainly laid to lawn with established floral borders and patio areas ideal for outdoor furniture. There is a stone built stable offering additional storage and the property also features outline planning for a building plot within the garden, as well as solar panels, offering an eco-friendly energy solution.

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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

21'3" x 14'3"

Beautifully presented living room, benefiting from neutral decor, ample space for furniture, multi fuel stove which is linked into the heating system and large window to the rear leading into the garden.

Dining Room

14'3" x 11'5"

The dining room provides space for a table and chairs, further furniture and French doors to the rear leading into the garden.

Kitchen

14'1" x 12'5"

The kitchen is fitted with a range of wooden wall, base and drawer units, complementing work surfaces, tiled splash backs and sink/drain unit, Benefiting from a range cooker, integrated dishwasher, undercounter fridge and space for further free standing appliances.

Utility Room

9'10" x 9'10"

Separate utility room providing space for further free standing appliances and additional storage space. The utility could be converted into a second kitchen providing possibility for a self contained annexe.

Master Bedroom

11'9" x 11'9"

The master bedroom provides space for a king sized bed, further furniture and access into the ensuite bathroom.

Ensuite

11'9" x 7'10"

The bathroom contains a free standing bath, double shower cubicle, WC and wash hand basin.

Bedroom Two

9'10" x 8'6"

The second bedroom is another spacious double bedroom.

Bedroom Three

9'10" x 7'10"

The third bedroom is a good size single bedroom,

Bedroom Four

30'2" x 12'5"

The fourth bedroom is located on the second floor, a further generous double bedroom with multiple windows overlooking the garden enjoying panoramic countryside views.

Bathroom

8'6" x 7'2"

The bathroom is fitted with a paneled bath with overhead shower, WC and wash hand basin,

Bedroom Five

25'11" x 9'10"

The fifth bedroom is located above the garage, and provides the potential to be a self contained annexe. The bedroom is a large double bedroom providing for a double bedroom along with further free standing furniture and access into the shower room.

Shower Room

9'10" x 4'3"

Fitted with a wash hand basin, WC and shower cubicle.

Parking

20'0" x 19'8"

The property has a large gated driveway leading up to the double garage, with power lighting and a inspection pit.

Garden

The property had beautifully maintained gardens to the side and rear of the property, mainly laid to lawn along with perimeter hedged and floral 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.



