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Brooklands Bishop Auckland, DL14 6PP

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Price £290,000

Beautifully presented three bed detached bungalow pleasantly positioned on Brooklands in Bishop Auckland. This stunning family home has been upgraded, updated and finished to a high standard by the current owners. Set within a generous plot including a front garden, driveway, garage as well as the larger rear enclosed garden which has been well designed and meticulously maintained. Situated just a short distance from amenities including supermarkets, retail stores, high street shops, cafes, restaurants, schools and leisure facilities. There is an extensive public transport system in the area providing regular access to neighbouring towns and villages as well as Darlington, Durham and Newcastle. The A688 is close by leading to the A1(M) and ideal for commuters.

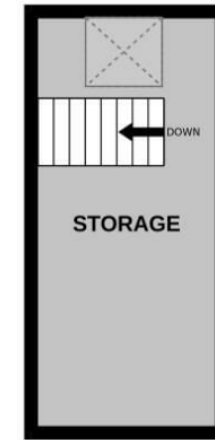
In brief this impressive property comprises; a welcoming entrance hallway, open plan living and dining room, kitchen, utility room, two modern bathrooms, three good sized bedrooms as well as a storage room/office space above the garage. Externally to the front this property is enclosed, with a small lawn area surrounded by Indian stone paving, a paved driveway leading to single garage. Side access leads to the rear. The rear garden is larger and has been well designed, with Indian stone paved patio and paths, mainly laid to lawn and with gravelled borders for flower pots or shrubs.

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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) <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			
England & Wales		EU Directive 2002/91/EC	

**Entrance Hall**

Welcoming and bright entrance hallway leading through to two of the bedrooms, a bathroom and the kitchen. Tiled flooring with underfloor heating.

**Living Room**

26'10" x 12'1"

The main reception room is located to the rear enjoying views over the garden and open plan with the dining area, perfect for entertaining both guests and the family. This spacious room has been fitted with wooden shutters on both the window and the sliding doors leading out to the garden. Complete with a feature inset fireplace. The dining area has ample space for a large dining table with chairs.

**Kitchen**

9'3" x 13'9"

The kitchen has been fitted with a modern range of grey wall, drawer and base units, contrasting work surfaces, sink/drainage unit, space for a double cooker, integrated appliances include; a dishwasher, undercounter fridge and freezer. Tiled flooring with underfloor heating.

**Utility Room**

6'6" x 3'9"

Fitted with further unit and worktop as well as space for a washing machine and drier. Tiled flooring with underfloor heating.

**Bathroom**

6'6" x 9'3"

Modern bathroom fully tiled and fitted with a low level WC, wash hand basin, bath and shower cubicle. Tiled flooring with underfloor heating.

**Master Bedroom**

9'6" x 14'2"

The master bedroom is a generous king size with window to the rear overlooking the garden and plenty of space for wardrobes and bedroom furniture.

**Bedroom Two**

9'4" x 9'10"

The second bedroom is a generous double with window to the front and space for wardrobes.

**Bedroom Three**

7'4" x 10'2"

The third bedroom is a spacious single with sliding doors leading out to the garden.

**Bathroom**

6'0" x 8'2"

The second family bathroom has been fully tiled, with a low level WC, wash hand basin and bath. Tiled flooring with underfloor heating.

**Storage Room**

5'2" x 6'0"

Storage room behind the garage accessed from the garden, with staircase leading above fitted with a radiator, power points and lighting.

**External**

Externally to the front this property is enclosed, with a small lawn area surrounded by Indian stone paving, a paved driveway leading to single garage. Side access leads to the rear. The rear garden has been well designed and meticulously maintained. Complete with Indian stone paved patio and paths, mainly laid to lawn and with gravelled borders for flower pots or shrubs.

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.





