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Auckland View High Etherley, DL14 0JQ

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Price £340,000

Modern four bedroomed detached family home, pleasantly positioned within the semi-rural village High Etherley on the outskirts of Bishop Auckland. This spacious property benefits from a landscaped garden, off street parking and modernised throughout. Bishop Auckland town centre is only approx 2 miles away and provides easy access to a range of amenities such as schools, supermarkets, healthcare services, popular high street retail stores and restaurants. The A68 and A688 are nearby and lead to the A1 (M) both North and South, great for commuters. There is also an extensive public transport system in the area which allows for access to not only the surrounding towns and villages but to further afield places such as Darlington and Durham.

In brief the ground floor comprises; a entrance hall leading through into the large open plan living, dining kitchen area, utility room, two bedrooms, bathroom and shower room. The first floor contains two further large rooms, the master bedroom with en suite and second bedroom currently utilised as a further living room. Externally the property has meticulously maintained gardens surrounding the property, with patio/courtyard area ideal for outdoor furniture, artificial lawn, built in seating areas and fire pit. The property has a garage with lighting and power and two paved driveways providing ample off street parking.

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GROUND FLOOR
1151 sq.ft. (107.0 sq.m.) approx.



1ST FLOOR
581 sq.ft. (54.0 sq.m.) approx.



TOTAL FLOOR AREA : 1733 sq.ft. (161.0 sq.m.) approx.

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	

Entrance Hall

Bright and spacious entrance hall leading into the property with solid wood flooring, feature oak staircase and access leading through into the principle reception rooms.

Kitchen

22'11" x 9'10"

The kitchen is fitted with a modern range of wall, base and drawer units, splash backs, marble work surfaces and sink/drain unit with mixer tap. It has space for a range cooker, along with an integrated fridge/freezer and dishwasher.

Dining Room

13'11" x 10'9"

The dining room is open plan leading on from the kitchen, again with porcelain tiled floor, ample space for furniture, multi fuel stove and French doors opening out into the rear courtyard.

Living Room

25'5" x 8'10"

The open plan living area is again a bright and spacious area with plenty of room for furniture, porcelain tiled floors, multi fuel stove and bi fold doors opening out into the garden.

Utility Room

8'10" x 5'8"

The utility room is a great addition providing additional storage space along with a integrated washing machine and tumble dryer.

Shower Room

7'7" x 5'2"

Fitted with a double walk in shower, WC, wash hand basin and heated towel rail.

Bedroom Two

10'8" x 10'5"

The second bedroom is located on the ground floor,

providing space for a king sized bed, further furniture and benefits from built in wardrobes.

Bedroom Three

10'11" x 8'10"

The third bedroom is another double room located on the ground floor, again with built in wardrobes.

Bathroom

9'10" x 8'10"

The family bathroom contains a freestanding roll top bath, shower cubicle, WC, wash hand basin and heated towel rail.

Master Bedroom

20'4" x 14'5" (max points)

The master bedroom is located on the first floor, providing space for a king sized bed, walk in wardrobe and free standing roll top bath. It has an exposed beamed ceiling and two windows providing plenty of natural light.

Ensuite

7'2" x 3'8"

Ensuite WC and wash hand basin.

Bedroom Four/Living Room


18'0" x 11'1"

A further living area located on the first floor, currently utilised as a further living room by the current vendors, with feature effect stove, ample space for stove, exposed beamed ceiling and large window enjoying countryside views and provides lots of natural light. This room could be used as a fourth spacious bedroom.

External

Externally the property has meticulously maintained gardens surrounding the property, with patio/courtyard area ideal for outdoor furniture, artificial lawn, built in seating areas and fire pit. The property has a garage with lighting and power and two paved driveways providing ample off street parking.

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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.





