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Bamburgh Bamburgh Avenue, Bishop Auckland, DL14 6NF

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## Price £420,000

Immaculately presented this four bedroom detached dormer bungalow offers a perfect blend of modern living, functionality and comfort. Located in the sought after residential area of Bishop Auckland, this is a home that offers a perfect balance of indoor and outdoor spaces, designed for modern family living. Benefiting from large gardens surrounding the property, double garage and an additional strip of land providing development opportunities or extension of the garden.

This spacious property has a large driveway to the front providing secure parking, good sized enclosed garden to the rear & side perfect for outdoor entertaining, desirable for a variety of buyers. Situated in a prime position within walking distance to local amenities including highly regarded primary and secondary schools. Bishop Auckland's town centre offers access to supermarkets, high street stores, independent shops, cafes and restaurants, whilst the nearby retail park is ever expanding with food outlets, high street shops and a new cinema/bowling complex coming soon. Extensive public transport systems in the area via bus or train allows regular access to further afield place such as; Darlington, Durham, Newcastle, Leeds or York. For commuters the A688, A689 and A1(M) are close by.

The ground floor comprises of; a large spacious entrance hall leading through into principle reception rooms, a spacious open-plan kitchen diner serves as the heart of the home, featuring high-quality appliances, and ample space for family meals and entertaining, double bedroom and bathroom with a modern walk-in shower and a separate bath. The first floor contains the master bedroom complete with a luxurious en-suite bathroom with walk in shower offering both convenience and style. A further two double bedrooms and modern family bathroom.

Externally the property has a large driveway leading to the detached double garage providing ample off street parking. There are lawned gardens surrounding the property along with patio areas to the rear and side and fenced perimeter borders. To the side there is an additional section of land, suitable to extend the garden or to provide opportunities to extend the property subject to relevant planning consents.

This type of property and opportunity is seldom available and is a fantastic opportunity for anyone seeking a well-appointed family home with development possibilities, in a highly desirable location. Viewing is highly recommended to fully appreciate all that this exceptional property has to offer.



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  |

**Living Room**

19'3" x 19'2"

Bright and spacious living room, located to the rear of the property, benefiting from neutral decor, ample space for furniture and sliding doors open out into the rear garden.

**Kitchen**

21'10" x 11'9"

The kitchen is fitted with a contemporary range of wall, base and drawer units, complementing granite work surfaces, splash backs and sink/drain unit with Quooker tap. Benefiting from an integrated double oven, induction hob, fridge/freezer, washing machine and wine fridge. The kitchen island provides additional storage and has built in concealed power points, and door to the side leads into the garden.

**Living Room**

14'9" x 11'9"

The second reception room is another good size, with ample space for furniture, electric fire with feature surround and large window to the front elevation.

**Dining Room**

11'9" x 10'5"

The dining room is open plan leading on from the living room, with space for a table and chairs, further furniture and window to the side elevation.

**Bedroom Four**

11'9" x 11'9"

The fourth bedroom is located on the ground floor, providing space for a double bed. further furniture and window to the rear elevation overlooking the garden.

**Bathroom**

9'4" x 6'10"

The bathroom is fully tiled and is fitted with a WC, wash hand basin, bath and separate shower cubicle. Opaque window to the side elevation.

**Master Bedroom**

18'0" x 12'3"

The master bedroom is a generous double bedroom, with space for a king sized bed, with built in wardrobes and dual aspect windows providing lots of natural light.

**Ensuite**

9'6" x 5'8"

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

**Bedroom Two**

18'0" x 10'8"

The second bedroom is another large double bedroom with built in wardrobes and dual aspect windows.

**Bedroom Three**

13'9" x 8'4"

The third bedroom is a double bedroom with built in wardrobes, window seat and window to the side elevation.

**Bathroom**

9'2" x 5'8"

The family bathroom contains a panelled bath with overhead shower, WC and wash basin.

**External**

Externally the property has a large driveway leading up to the detached garage providing ample off street parking. There are lawned gardens surrounding the property along with patio areas for outdoor furniture and

fenced perimeter borders. To the side there is a additional section of land, that could be used to extend the garden or provides opportunity to extend the property subject to the relevant planning consents.

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.



























