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Woodside Meadows Auckland Park, Bishop Auckland, DL14 8EP

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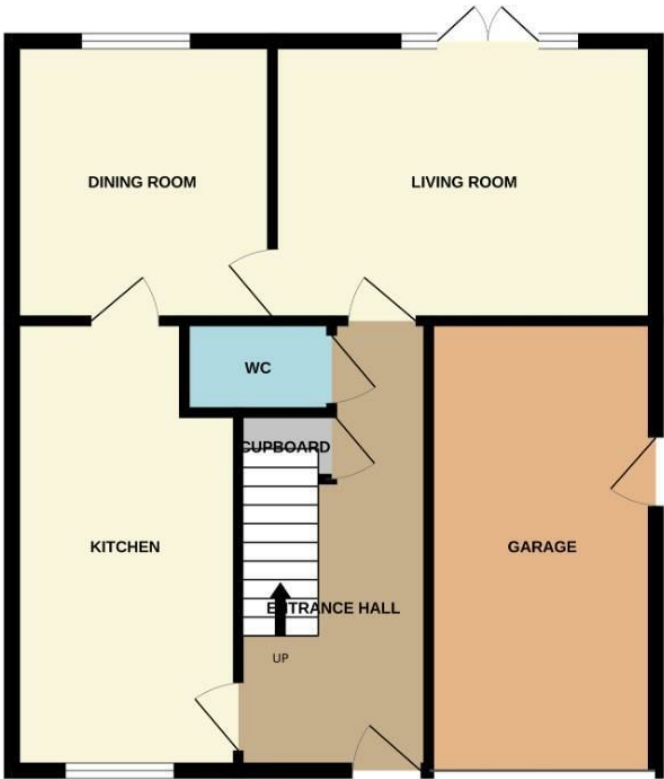
## Offers In Excess Of £220,000

Immaculately presented four bedroomed detached family home, located in Woodside Meadows. Only a short distance from Bishop Auckland, approximately 1 mile from the town centre allows easy access to a range of amenities from supermarkets to secondary schools as well as restaurants and high street retail stores. There are local primary and secondary schools nearby as well as access to the public transport system. The A688 is nearby and leads to the A1(M) both North and South, ideal for commuters.

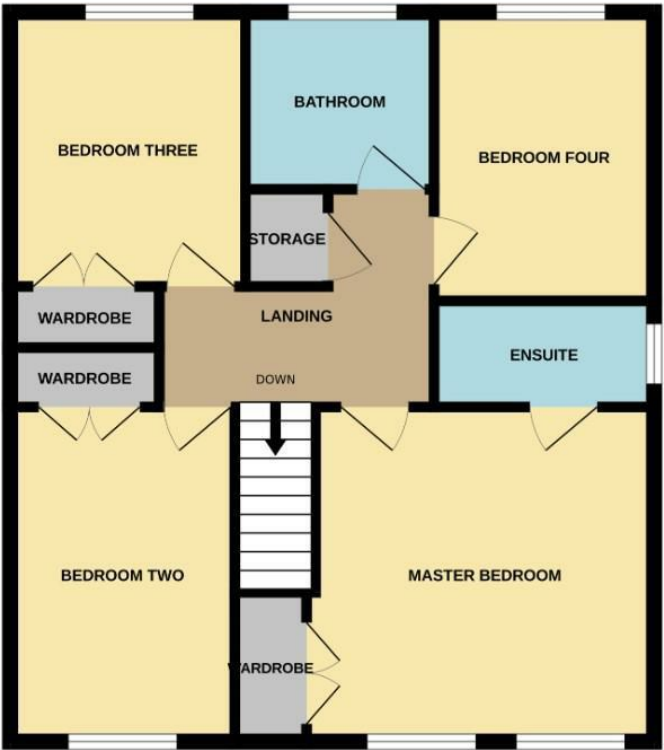
In brief the property comprises; an entrance hallway leading through into the kitchen, separate dining room, living room and cloakroom to the ground floor, whilst the first floor accommodates the master bedroom with en suite bathroom, three further bedrooms and family bathroom. Externally to the front this property has artificial grass and gravelled area to the side, with perimeter hedging as well as the double driveway, garage and gate access to the side. The larger garden to the rear is the true selling point of this home, beautifully designed and tiered with artificial grass, decorative slate chippings and flowered beds.

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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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



**Kitchen**

8'2" x 16'4"

Contemporary fitted kitchen containing a range of modern wall, base and drawer units with under counter lighting, complementing work surfaces, splash backs and sink/drainage unit. Benefiting from an integrated oven, hob and overhead extractor hood along with space for further free standing appliances.

**Living Room**

10'2" x 14'1"

Bright and spacious living room located to the rear of the property, benefiting from modern decor, with feature panelled wall and French doors leading out into the garden.

**Dining Room**

9'6" x 10'2"

The dining room is another good size reception room with space for a table and chairs, further free standing furniture. Window to the rear elevation overlooking the garden.

**Cloakroom**

Cloakroom fitted with a WC and wash hand basin.

**Master Bedroom**

11'8" x 12'4"

The master bedroom is a spacious double bedroom, with room for a king sized bed, built in wardrobes and access leading into the ensuite. Window to the front elevation.

**Ensuite**

3'10" x 7'8"

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

**Bedroom Two**

8'3" x 12'10"

The second bedroom is another spacious double bedroom, benefiting from a built in wardrobe and window to the front elevation.

**Bedroom Three**

8'7" x 9'10"

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

**Bedroom Four**

7'8" x 10'7"

The fourth bedroom is a good size bedroom with window to the rear elevation.

**Bathroom**

6'5" x 6'11"

The bathroom is fitted with a panelled bath, WC and wash hand basin.

**External**

This garden has been beautifully landscaped and extensively upgraded by the current owners. Fitted with artificial grass for low maintenance as well as a large sandstone patio, raised beds perfect for flowers, plants and shrubbery and a final tier of decorative slate chippings.

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.



















