



2 Manor Court St. Helen Auckland DL14 9FD

- Individually Designed 5 Bed Detached Family Home
- 2 Ground Floor Bedrooms
- Rare To Sales Market
- Set Within Approx. ¼ Of An Acre
- Double Garage and Driveway
- Must Be Viewed

Offers In The Region Of £350,000

2 Manor Court, St. Helen Auckland



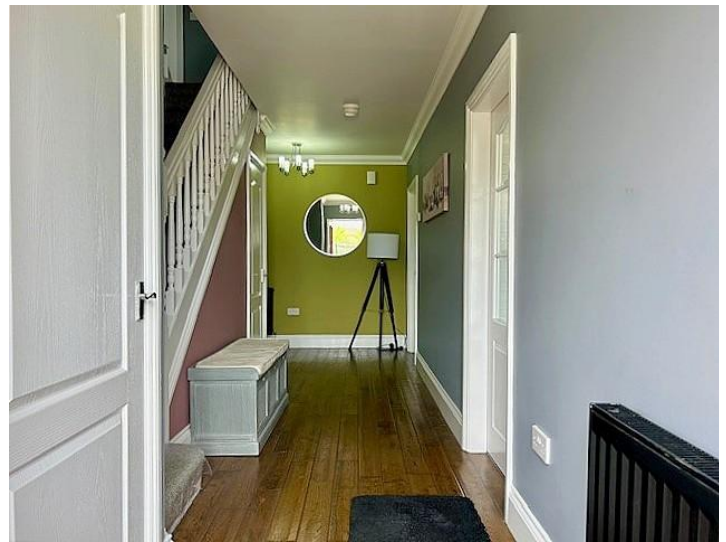
A rare opportunity has arisen to purchase a substantial Five Bedroom Detached Family Home, set within an approx. quarter of an acre plot, in the village of St.Helen Auckland. The village is an ideal base for commuting, being within easy reach of the A68 and A1(M) for travel both North and South and for the outdoor enthusiasts, the perfect location to explore Hamsterley Forest, Durham Dales and the Weardale Valley, which is an area of Outstanding Natural Beauty. St.Helens itself has a Primary School, healthcare facilities and the ever expanding Tindale Crescent Retail Park is within walking distance. A further range of schools, shopping and recreational facilities can be found in Bishop Auckland which is home to the spectacular open air night show Kynren – An Epic Tale of England, with others available in Barnard Castle and Darlington, both approximately 11 miles away.

Warmed via Gas Central Heating and benefitting from Double Glazing throughout the internal layout briefly comprises; Entrance Hallway, Cloakroom/Wc, a well proportioned Lounge/Diner, Garden Room, Breakfast Kitchen and Two Double Ground Floor Bedrooms, one of which has En-Suite Wet Room.

To the first floor, a Master Bedroom with Dressing Room and En-Suite, a further Two Double Bedrooms and Family Bathroom.

Externally to the front of the property there is a lawned garden and an extensive driveway, providing off road parking for a number of large vehicles, leading to a Detached Double Garage.

To the rear, a private and enclosed garden with patio areas, providing ideal spots for outdoor dining and entertaining. Houses of this size are rarely available to the sales market and therefore an early viewing is essential to fully appreciate the accommodation on offer.

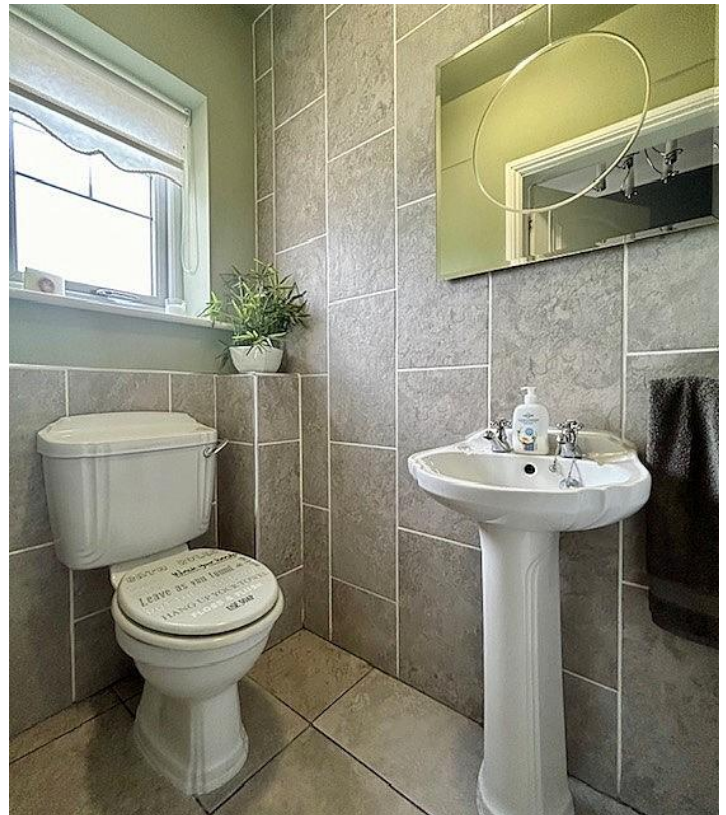


Entrance Hallway

The sense of space is apparent upon entering the hallway with staircase rising to the first floor and doors to:

Cloakroom/Wc

Part tiled cloakroom fitted with a low level w/c and pedestal wash hand basin.



Breakfast Kitchen:

14'9 x 14'6 (4.57m x 4.46m)

Fitted with a range of base, drawer and wall units, central island unit and complementary work surfaces. Inset sink unit with pull out and spray mixer tap, space and plumbing for washing machine. Integrated appliances to include, double eye level oven, gas hob, dishwasher, full height fridge and freezer.

Window overlooking the rear garden, window and external door opening to the side elevation.



Lounge/Diner:

22'8 x 22'2 (6.91m x 6.78m)

An impressive room of generous proportions providing ample space in which to relax, dine and entertain.



These particulars have been produced in good faith as a reasonable representation of the property. The mention of any appliances does not imply that they have been tested by Rea Estates and all measurements are approximate. You should also instruct a solicitor to investigate all legal matters relating to the property, eg, title, planning permission etc. Should you wish to obtain further information please contact one of our friendly advisors.

Garden Room:

14'4 x 10'09 (4.4m x 3.35m)

A second reception room which overlooks the private and enclosed rear garden.



En-Suite

Fully tiled wet room comprising; mains fed shower, low level w/c and contemporary wash hand basin. Recessed ceiling lights and chrome towel radiator.



Bedroom Five: 12'9 x 11'2 (3.96m x 3.42m)

A versatile ground floor bedroom that could also be utilised as a children's playroom/home office or a third reception room.



Bedroom Four:

4.6m x 2.7m (15'09 x 8'08)

A well proportioned bedroom overlooking the front garden. Fitted wardrobes and en-suite wet room.



These particulars have been produced in good faith as a reasonable representation of the property. The mention of any appliances does not imply that they have been tested by Rea Estates and all measurements are approximate. You should also instruct a solicitor to investigate all legal matters relating to the property, eg, title, planning permission etc. Should you wish to obtain further information please contact one of our friendly advisors.

First Floor Landing

Window to the front elevation, spindle balustrade and doors to:

Master Bedroom: 18'2 x 13'6 (5.57m x 4.16m)

The light and spacious master bedroom suite could not fail to impress, with fitted wardrobes, dressing room and en-suite.



Bedroom Two:

12'7 x 11'8 (3.9m x 3.6m)

Window to the front elevation and fitted wardrobes.

Bedroom Three:

12'4 x 11'7 (3.8m x 3.58m)

Double bedroom overlooking the rear garden, providing ample space for a range of free standing furniture.



Family Bathroom:

9'1 x 8'7 (2.8m x 2.68m)

Part tiled bathroom fitted with a pristine white suite comprising; corner shower enclosure, panelled bath, low level w/c and pedestal wash hand basin.



These particulars have been produced in good faith as a reasonable representation of the property. The mention of any appliances does not imply that they have been tested by Rea Estates and all measurements are approximate. You should also instruct a solicitor to investigate all legal matters relating to the property, eg, title, planning permission etc. Should you wish to obtain further information please contact one of our friendly advisors.

Externally

To the front of the property there is a lawned garden and large gravelled driveway providing off street parking for a number of large vehicles i.e.; caravan, motor home or horse box. A double garage provides secure storage and parking for a further two vehicles.

To the rear of there is a stunning private rear garden which is laid mainly to lawn, with timber framed outhouse and flagged patio areas providing ideal spots for 'al fresco' dining and entertaining. To the other side of the property there is further garden with timber frame storage sheds.



Rear Garden

2 Manor Court, St. Helen Auckland



Front Garden, Garage and Driveway

These particulars have been produced in good faith as a reasonable representation of the property. The mention of any appliances does not imply that they have been tested by Rea Estates and all measurements are approximate. You should also instruct a solicitor to investigate all legal matters relating to the property, eg, title, planning permission etc. Should you wish to obtain further information please contact one of our friendly advisors.