



## 12 Van Mildert Close Bracks Farm, Bp Auckland DL14 7GF

- Extended 4 Bed Detached Residence
- Sought After Development
- Detached Garage and Lengthy Driveway
- 4 Reception Rooms
- Rare To Sales Market
- No Onward Chain

**Reduced To OIRO £335,000**



# 12 Van Mildert Close



A rare opportunity has arisen to purchase a substantial 4 Bedroom Detached Family Home, situated within the much sought after Bracks Farm development, approximately 1.5 miles from Bishop Auckland town centre, offering a range of schools, shopping and recreational facilities.

The growth in popularity of property in this area in recent times reflects the combination of tranquil surroundings combined with accessibility and ease of commuting, the A688 trunk road giving direct access to the A1M for travel both North and South.

The property is a credit to the current vendors who have extended the house to create a superb family home. Warmed via Gas Central Heating and benefitting from uPVC Double Glazing, the internal layout briefly comprises; Entrance Porch, Hallway with staircase rising to the first floor, Ground Floor Cloakroom/Wc, Four Reception Rooms and a Fitted Kitchen.

A Utility Room is accessible from the rear garden. To the first floor there is a Family Bathroom and 4 Bedrooms, the Master of which has En-Suite Facilities. Occupying an extremely generous plot the property boasts an extensive paved driveway, providing added off road parking for a number of vehicles, including a caravan or motor home, leading to a detached Garage. To the rear, an enclosed landscaped garden.

In our opinion this property, which is offered for sale with no onward chain, would make an exceptional family home and therefore only an internal inspection will truly suffice to fully appreciate the accommodation on offer.

## Ground Floor

### Entrance Porch

Double glazed sliding doors opening to porch with recessed ceiling lights and door to:

### Hallway

The sense of space is apparent upon entering the hallway with cornice to ceiling, recessed lights, radiator, staircase rising to the first floor, under stair storage cupboard and Karndean flooring (which continues throughout the ground floor reception rooms and into the Bedrooms)



### Cloakroom/Wc

Part tiled cloakroom comprising, low level w/c and pedestal wash hand basin. Obscure double glazed window and radiator housed in decorative cover.



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.



**Kitchen: 17'10 x 10'10 (5.43m x 3.29m)**

Fitted with an extensive range of base, drawer and wall units with complementary Quartz work surfaces and inset one and a half bowl sink unit. Integrated dishwasher, electric oven with extractor hood, eye level oven and microwave. Space and plumbing for American style fridge freezer. Recessed ceiling lights, radiator, tiled flooring, window and external door opening to the rear garden. Open plan access to family room.

**Living Room/Family Room: 17'5 x 14'8 ( 5.31m x 4.48m)**

A welcome addition to the property creating a light and spacious reception room. Two windows to the front elevation and three radiators.

**Second Reception Room: 16'1 x 11'8 (4.91m x 3.54m)**

Utilised by the current vendors as a games room. Cornice to ceiling, walk in bay window to the front elevation, feature fire surround housing gas fire, wall light points and two radiators.



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**Office/Study: 12'1 x 10'11 (3.68m x 3.29m)**

Cornice, window to the side elevation and radiator. Square arch to garden room.



**Garden Room: 10'4 x 10'3 (3.14m x 3.13m)**

A further reception room situated to the rear of the house with open views across the garden. Two windows and French doors opening to a paved patio.



**First Floor**



**Landing**

Loft access hatch, window to the side elevation and storage cupboard with hanging rail. Doors to:

**Bathroom**

Fully tiled bathroom fitted with a white suite comprising; Jacuzzi bath, back to wall w/c and wash hand basin inset to vanity unit. Obscure double glazed window and wall mounted extractor fan.



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**Master Bedroom: 14'4 x 11'8 (4.38m x 3.54m)**

A well proportioned master bedroom with three double built in wardrobes, two windows overlooking the front of the house and radiator.

**En-Suite**

Part tiled en-suite comprising; double shower enclosure with rainfall and hand held units, back to wall w/c and wash hand basin inset to vanity unit. Obscure double glazed window and radiator.

**Bedroom Two: 11'2 x 9'4 (3.41m x 2.78m)**

Window to the rear, built in double wardrobe and radiator.

**Bedroom Three: 10'10 x 10'0 (3.29m x 3.05m)**

Window to the rear elevation, built in double wardrobe and radiator.



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## **Bedroom Four: 10'10 x 8'5 (3.29m x 2.56m)**

Window to the front elevation and radiator.



## **Externally**

To the front of the property a sweeping block paved driveway, provides off road parking facilities for a number of vehicles, including a caravan or motor home and leads to a detached garage. To the rear, the enclosed garden is laid to lawn. A paved patio and raised decking provide ideal spots for 'al fresco' dining and entertaining. Access to a utility room which has space and plumbing for washing machine and which also houses the gas central heating boiler (installed 2022)

## **Garage:**

### **18'2 x 9'9 (5.53m x 2.97m)**

Up and over door, power, lighting, pedestrian door and over head storage facilities.

