



## 14 Haweswater Grove West Auckland DL14 9LQ

- Extended 3 Bed Detached Bungalow
- Sought After Residential Development
- Rare To Sales Market
- Enclosed Rear Garden
- Garage and Driveway
- Viewing Essential

**Offers In The Region Of £254,950**



# 14 Haweswater Grove



Rea Estates offer to the sales market this extended 3 Bedroom Detached Bungalow situated at the head of a quiet cul de sac within a much sought after residential development.

The village of West Auckland is an ideal base for commuting, being within easy reach of the A68 and A1(M) for travel both North and South and for those outdoor enthusiasts the perfect location to explore, Hamsterley Forest, Durham Dales and the Weardale Valley, which is an Area of Outstanding Natural Beauty. The ever expanding Tindale Crescent Retail Park is a short drive away and a comprehensive range of schools, shopping and recreational facilities can be found in Bishop Auckland, with others available in Barnard Castle and Darlington, both approximately 11 miles away.

Warmed via Gas Central Heating and benefitting from uPVC Double Glazing, the internal layout briefly comprises; Entrance Hallway, a well proportioned Lounge, open plan Kitchen Diner, Family Bathroom and Three Double Bedrooms, the Master of which has En-Suite facilities.

Occupying a generous plot the bungalow boasts a lengthy garden to the rear, which is laid to lawn. The front garden has been paved for ease of maintenance. A lengthy driveway, leading to an attached garage, provides added off road parking facilities.

In our opinion bungalows of this size are rarely available to the market and therefore an early viewing is highly recommended.

## Entrance Hallway

Composite side entrance door opening to hallway with cornice to ceiling, built in storage cupboard and central heating radiator. Doors to:

## Lounge: 13'0 x 12'7 (3.96m x 3.83m)

A spacious lounge with bow window to the front elevation, allowing lots of natural light to flood the room. Cornice, feature fire surround housing an electric fire, two wall light points and radiator.



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.



**Bedroom Two:**  
**10'0 x 8'11 (3.04m x 2.72m)**

Double bedroom overlooking the front of the bungalow.



**Kitchen:**  
**14'5 x 10'6 (4.40m x 3.20m)**

Fitted with a range of base, drawer and wall units, complementary work surfaces and tiled splash backs. Free standing gas cooker point, inset stainless steel sink unit, space and plumbing for washing machine and dishwasher. Double doors to storage cupboard housing gas central heating boiler, window and external door opening to the rear garden.



**Dining Room: 12'10 x 7'10 (3.90m x 2.40m)**

The dining area provides ample space for family dining and entertaining. Window to the side elevation, radiator and door to inner hallway.



### Inner Hallway

Storage cupboard and doors to:

### Master Bedroom:

**11'10 x 9'2 (3.60m x 2.80m)**

A lovely bedroom offering open views across the enclosed rear garden, featuring a range of fitted wardrobes and overhead storage units.



### En-Suite

Fitted with a low level w/c, pedestal wash hand basin and step in shower with electric unit. Obscure double glazed window and radiator.



### Bedroom Three:

**11'10 x 8'1 (3.60m x 2.47m)**

A third double bedroom providing ample space for a range of free standing furniture.



### Family Bathroom

Part tiled bathroom fitted with a white suite comprising, electric shower unit over panelled bath, low level w/c and pedestal wash hand basin. Two obscure double glazed windows, radiator and chrome towel warmer.



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## Externally

To the front of the bungalow there is a wall enclosed forecourt, which is paved for ease of maintenance and which also provides added off road parking facilities. A driveway leads to an attached garage.

Gated side access leads to the private and enclosed garden, which is laid to lawn with borders containing a mature tree and an array of shrubs.



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