



**34 Vart Road
Bishop Auckland DL14 6PQ**

- 4 Bedroom Detached Family Home
- Sitting Within Landscaped Gardens
- Garage and Driveway
- Excellent Transport Links
- Close To Local Schools and Amenities
- Rare To Sales Market

Offers In The Region Of £250,000

34 Vart Road



It is with great pleasure that Rea Estates offer to the sales market this substantial 4 Bedroom Detached family home, situated within a much sought after residential area. Vart Road is just off Woodhouse Lane, close to the heart of Bishop Auckland, which is home to the spectacular open air night show 'Kynren – An Epic Tale of England' and is within walking distance of local schools, shopping and recreational facilities. For commuters the A689 and A688 are nearby, leading to the A1 (M) for travel both North and South.

An extensive public transport system via both bus and rail provides regular access to neighbouring towns and villages. For those wishing to explore the open countryside, Hamsterley Forest, The Durham Dales and The Weardale Valley, which is an Area of Outstanding Beauty, are also within easy reach.

Warmed via Gas Central Heating and having uPVC Double Glazing throughout, the layout briefly comprises; Entrance Hallway with staircase rising to the first floor, Lounge, separate Dining Room, Kitchen/Breakfast Room, Utility Room and Shower Room/Wc.

To the first floor there is a Family Bathroom, separate W/c and Four Bedrooms.

Externally the house sits within landscaped gardens which are laid mainly to lawn. A Garage and driveway provide off road parking facilities.

In our opinion this property will make an exceptional family home for the discerning purchaser and therefore an early viewing is highly recommended.

Entrance Hallway

The sense of space is apparent upon entering the hallway with its sweeping staircase rising to the first floor. Cornice to ceiling, radiator, walk in storage cupboard and laminate flooring.



Lounge: 16'04 x 13'10 (4.98m x 4.22m)

A spacious dual aspect lounge with windows to both the front and rear elevations, allowing lots of natural light to flood the room. Cornice, ceiling rose, picture rail, two radiators, feature fire surround housing gas fire and French door opening to the rear garden.



Dining Room:

12'10 x 10'11 (3.91m x 3.33m0)

A lovely room providing ample space for family dining and entertaining, or which could be utilised as a sitting room/office. Cornice, dado rail, two wall light points, window overlooking the rear garden and parquet flooring.



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/Breakfast Room:
13'10 x 9'11 (4.22m x 3.02m)

Fitted with a range of base, drawer and wall units (one of which houses gas central heating boiler) inset one and a half bowl sink unit and complementary work surfaces. Integrated electric hob and double eye level oven. Cornice, windows front and rear and tiled flooring. Door to utility room.



Utility Room:

A larger than average utility room with wall units, base unit and inset one and a half bowl sink unit. Space and plumbing for washing machine and dishwasher. Cornice, radiator, tiled flooring, window and external door opening to the rear elevation. Door to shower room/wc.



Shower Room/Wc

Comprising, low level w/c and step in shower enclosure with mains fed unit. Cornice, wall mounted extractor fan and tiled flooring.



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First Floor Landing

Spacious landing with obscure double glazed window to the front elevation, cornice and built in double storage cupboard.



Family Bathroom:

6'09 x 6'02 (2.06m x 1.88m)

Part tiled bathroom comprising; panelled bath and wash hand basin inset to vanity unit. Cornice, radiator and obscure double glazed window.



Separate W/c

Cornice, low level w/c, wall mounted wash hand basin and obscure double glazed window.

Bedroom One:

12'11 x 10'11 (3.94m x 3.33m)

A double bedroom of generous proportions providing ample space for a range of free standing bedroom furniture. Cornice, ceiling rose, radiator and window to the rear elevation.



Bedroom Two:

12'11 x 9'0 (3.94m x 2.74m)

A second double bedroom overlooking the rear of the house. Cornice, dado rail and radiator.



Bedroom Three:
14'0 x 7'01 (4.27m x 2.16m)

Window to the front elevation, cornice, dado rail and radiator.



Bedroom Four:
9'11 x 6'09 (3.02m x 2.06m)

Ample sized fourth bedroom again overlooking the rear of the house.



Externally

Occupying a generous plot the property sits with enclosed gardens, the front being laid mainly to lawn with paved walk ways and an array of mature plants, trees and shrubs. Gated side access to either side leading to the rear garden, which is again laid to lawn. An extensive patio area provides ideal spots for 'al fresco' dining and a range of outdoor furniture. A storage shed provides further storage facilities.

Garage: 17'07 x 10'01 (5.36m x 3.07m)

Up and over door, power and lighting. Above the garage there is extra storage.



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Storage shed to side of house



Front garden



Front garden