



16 Warkworth Avenue

Bishop Auckland DL14 6LU

- **2 Bedroom Extended Bungalow**
- **Garden Room**
- **New Roof 2024**
- **Garage and Off Road Parking**
- **Sought After Residential Development**
- **No Onward Chain**

Offers In Region Of £269,950

16 Warkworth Avenue



Rea Estates welcome to the sales market this extended Two Bedroom Detached Bungalow, situated on the much sought after Pye Estate.

Warkworth Avenue is within walking distance of all local schools, shopping, recreational facilities, Bishop Auckland General Hospital and Railway Station. There are also excellent transport links to the A1(M) for travel both North and South.

The bungalow was, a number of years ago, extended to the side, creating an impressive shower room and dressing room/walk in wardrobe and also to the rear, with the addition of a large garden room.

Space is an important factor in this property with all the rooms being generously proportioned in both floor area and ceiling height.

Warmed via Gas Central Heating and having uPVC Double Glazing throughout, the internal layout briefly comprises: Entrance Hallway, spacious open plan Lounge/Dining Room, Breakfasting Kitchen, Garden Room, Bathroom, Two Double Bedrooms both with access to the Shower Room/Wc and Dressing Room. A Utility Room is accessible from the Garden Room and has pedestrian door to the Garage.

Occupying an extremely generous plot, the bungalow sits within low maintenance gardens. A block paved driveway, provides added off road parking facilities for a number of vehicles including a caravan or motor home.

Bungalows of this size in such a desirable area, are rarely available to the sales market, therefore an early viewing is highly recommended.

NB: A new roof was installed in 2024

Entrance Porch

Sliding doors opening to porch with timber glazed door to:

Hallway

A spacious reception hallway with cornice to ceiling and radiator.



Lounge/Dining Room:

24'01 max x 18'03 (7.31m x 5.56m)

A well proportioned L-shaped lounge/dining room with large picture window to the front elevation, allowing lots of natural light to flood through. Cornice to ceiling, feature fire surround housing gas fire, two radiators, window overlooking the garden room and door to kitchen.



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, e.g., title, planning permission etc. Should you wish to obtain further information please contact one of our friendly advisors.



The dining area provides ample space for a family size table and chairs.



Breakfasting Kitchen: 10'09 x 8'07 (3.28m x 2.62m)

Fitted with a modern range of base, drawer and wall units with complementary work surfaces, inset sink unit and tiled splash backs. Integrated electric oven, hob and extractor hood. Space and plumbing for dishwasher. Cornice, storage cupboard housing gas central heating boiler, window and door opening to garden room.



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Garden Room:**21'06 x 7'07 (6.40m x 2.31m)**

A welcome addition to the property, overlooking the rear garden and town recreation ground. Recessed ceiling lights, two Velux windows, radiator, patio doors opening to the garden and door to utility room.

**Utility Room:****8'07 x 6'06 (2.62m x 1.98m)**

Comprising; base and wall units with food waste disposal sink unit. Space and plumbing for automatic washing machine. Radiator, window to the rear with extractor fan and pedestrian door to garage.

**Bedroom One:****11'10 x 10'11 (3.61m x 3.33m)**

Double bedroom situated to the front of the house, providing ample space for a range of free standing furniture. Cornice, radiator and door to shower room.

**Shower Room/Wc: 15'04 x 6'0 (4.67m x 1.83m)**

Fitted with a pristine white suite comprising; double seated shower enclosure with mains fed unit, wash hand inset to vanity unit and low level w/c. Cornice, recessed ceiling lights, two towel radiators and tiled flooring. Door to dressing room, access to the loft space via a pull down ladder.

**Dressing Room:****8'03 x 6'0 (2.51m x 1.83m)**

A versatile room that could be utilised as a dressing room or as a study/office. Cornice, recessed ceiling lights and window to the front elevation.

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Bedroom Two:

11'09 x 10'11 (3.58m x 3.33m)

Window overlooking the rear garden, cornice and radiator.



Bathroom:

7'08 x 5'09 (2.34m x 1.75m)

Tiled bathroom comprising, shower enclosure with electric unit, panelled bath, low level w/c and wash hand basin inset to vanity unit. Chrome towel radiator, shaver point and obscure double glazed window to the rear elevation.



Externally

To the rear of the property there is an enclosed garden, which benefits from open views. The garden is paved for ease of maintenance and provides space for a range of outdoor furniture. A timber framed shed provides added storage facilities. Gated side access to the front of the bungalow. An extensive block paved driveway, accessible from both sides, provides off road parking for a number of vehicles.

Garage:

17'08 x 8'07 (5.38m x 2.62m)

Electric up and over door, power and lighting.



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