



## 193 Woodhouse Lane Bishop Auckland DL14 6JT

- 4 Bedroom Detached Residence
- Sitting Within Landscaped Gardens
- Garage and Lengthy Driveway
- Annexe (Ideal For Multi-Generational Living)
- Close To Local Schools and Amenities
- Rare To Sales Market

**Offers In The Region Of £475,000**



# 193 Woodhouse Lane



It is with great pleasure that Rea Estates offer to the sales market this exceptional 4 Bedroom Detached family home, situated within a much sought after residential area. Woodhouse Lane is 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.

Space is an important factor in this property with all of the rooms being generously proportioned in both floor area and ceiling height. Warmed via Gas Central Heating and having uPVC Double Glazing throughout, the layout briefly comprises; Entrance Lobby, Hallway with staircase rising to the first floor, Cloakroom/Wc, Lounge Diner, Breakfasting Kitchen and Rear Lobby with Utility Area and pedestrian door to Garage.

An annexe (accessible from the entrance lobby) with Cloakroom/Wc, creates a versatile area that would be ideal for multi-generational living or for a number of purposes. To the first floor there is a Family Bathroom and Three Bedrooms. A staircase rises to the second floor loft conversion, providing a Master Bedroom with En-Suite Facilities.

Externally the house sits within landscaped gardens which are laid mainly to lawn. A Summerhouse, in the rear garden, could be utilised as an Office/Gym. A Garage and lengthy driveway provide off road parking for numerous vehicles.

In our opinion this beautiful property, would make an exceptional family home for the discerning purchaser and therefore only an internal inspection will truly suffice to fully appreciate the accommodation on offer.

## Entrance Lobby

Composite entrance door opening to lobby with radiator, tiled flooring, glazed doors to annexe and to the main hallway.



## Hallway

Cornice to ceiling, radiator, staircase rising to the first floor, doors to boiler cupboard and cloakroom/wc.



**Lounge: 13'11 x 12'11 (4.24m x 3.94m)**

A spacious lounge with windows to the front and side elevations, allowing lots of natural light to flood the room. Cornice to ceiling, radiator and feature log burning stove. Square arch to dining room.



**Dining Room: 12'11 x 11'11 (3.94m x 3.63m)**

The dining room provides ample space for family dining and entertaining. Two windows, cornice and radiator.



**Breakfasting Kitchen:**

**17'02 x 12'06 max (5.23m x 3.81m)**

Fitted with a range of base and wall units, complementary work surfaces, inset one and a half bowl sink unit and tiled splash backs. Integrated electric oven, gas hob and stainless steel extractor hood. Recessed ceiling lights, windows to both front and rear, radiator and under floor heating. Door to rear hallway.



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.



### **Rear Hall/Utility**

Space and plumbing for washing machine, door to rear garden and pedestrian door to garage.

### **Annexe**

**15'07 x 11'02 (4.75m x 3.40m)**

A welcome addition to the property, the annexe is divided into two rooms, creating an area of the house that could be utilised for a number of purposes. Cornice to ceiling, large picture window to the side elevation, built in storage unit and door to cloakroom w/c.



### **Cloakroom/Wc**

Fitted with a low level w/c and counter top wash hand basin. Recessed ceiling lights, obscure double glazed window and oak flooring.



### **Room Two:**

**16'10 x 11'02 (5.13m x 3.40m)**

Cornice to ceiling, French doors opening to the rear garden, radiator and oak flooring.



### **First Floor Landing**

Two windows to the rear elevation and staircase rising to the second floor.



### **Family Bathroom**

**9'10 x 7'10 (3m x 2.39m)**

Fitted with a white suite comprising; panelled bath, low level w/c and pedestal wash hand basin. Shower enclosure with mains fed unit. Cornice, recessed ceiling lights, two obscure double glazed windows and radiator.



### **Bedroom Two: 13'11 x 12'10 (4.24m x 3.91m)**

A lovely room of generous proportions overlooking the front of the house, benefitting from far reaching open views and providing ample space for a range of free standing bedroom furniture.



### **Bedroom Three: 12'11 x 11'11 (3.94m x 3.63m)**

A further double bedroom to the front of the house.



### **Bedroom Four: 8'05 x 7'10 (2.57m x 2.39m)**

Ample sized fourth bedroom utilised as an office by the current vendors.



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.



## Second Floor

Velux window and storage cupboard.

### Master Bedroom:

**17'08 max x 15'08 (5.38m x 4.78m)**

The master bedroom could not fail to impress, taking over the entire top floor of the property and benefiting from two Velux windows allowing lots of natural light to flood through. Recessed ceiling lights, contemporary central heating radiator and eaves storage.



### En-Suite

Shower enclosure with rainfall and hand held units, low level w/c and pedestal wash hand basin. Velux window and chrome towel radiator.



### Externally

Occupying a generous plot the property is accessed via wrought iron gates which open to a lengthy driveway, leading to an attached garage, providing added off road parking for several vehicles including a caravan or motor home. The front garden is laid to lawn with flower borders containing an array of mature plants and shrubs. Gated access to both sides leading to the private and enclosed rear garden, which is again laid mainly to lawn with block paved walk ways and patio's providing ideal spots for an extensive range of outdoor furniture. Timber log store and storage shed. Steps down to Summerhouse.

### Garage: 16'11 x 9'06 (5.16m x 2.90m)

The garage has an additional utility area with stainless steel sink unit and space for tumble dryer. Up and over door, two double glazed windows and access to the loft space, via a pull down ladder. The loft is boarded and has power and light.

# 193 Woodhouse Lane

## Summerhouse:

**13'08 x 12'06 (4.17m x 3.81m)**

Another versatile room that could be utilised as further office space or as a home gym. Recessed ceiling lights, oak flooring and French doors.



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.

**Tel:** 01388 60 77 80 **Fax:** 01388 60 20 60 **Web:** [www.reaestates.co.uk](http://www.reaestates.co.uk)