



## 79 Woodhouse Lane Bishop Auckland DL14 6JU

- Stunning 4 Bedroom Period Residence
- Beautifully Appointed Throughout
- NO ONWARD CHAIN
- Close To All Local Schools
- Garage and Off Road Parking
- RARE TO SALES MARKET

**Offers In The Region Of £269,950**



# 79 Woodhouse Lane



It is with great pleasure that Rea Estates offer to the sales market this exceptional 4 Bedroom period residence set within a prominent position in a much sought after area of Bishop Auckland, which is home to the spectacular open air night show Kynren - An Epic Tale of England. The property is ideally situated for local amenities with a broad range of schools, shopping and recreational facilities within close proximity. The A68 and A1 (M) are within easy reach offering excellent transport links to neighbouring towns and major commercial centres of the North East.

This impeccable property, which is a credit to the current vendors, retains a wealth of stunning original features which have been painstakingly restored and work in harmony with a range of contemporary fixtures and fittings throughout.

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

The accommodation briefly comprises; Entrance Lobby, Hallway with staircase rising to the first floor, Inner Hall with walk in Storage Cupboard and Cloakroom/Wc, Lounge/Diner with multi fuel stove, refitted Kitchen with open plan access to Family Room, with bi-fold doors opening to the rear garden.

To the first floor a spacious landing, a Family Bathroom and Four Bedrooms.

Occupying a generous plot the property has landscaped gardens both front and rear. A lengthy driveway, leading to a Detached Garage, provides off road parking facilities.

In our opinion this property offers the space and grandeur of a period property whilst offering the benefits of a modern family home and therefore only an internal inspection will truly suffice to fully appreciate the standard of accommodation this house has to offer.

## Entrance Lobby

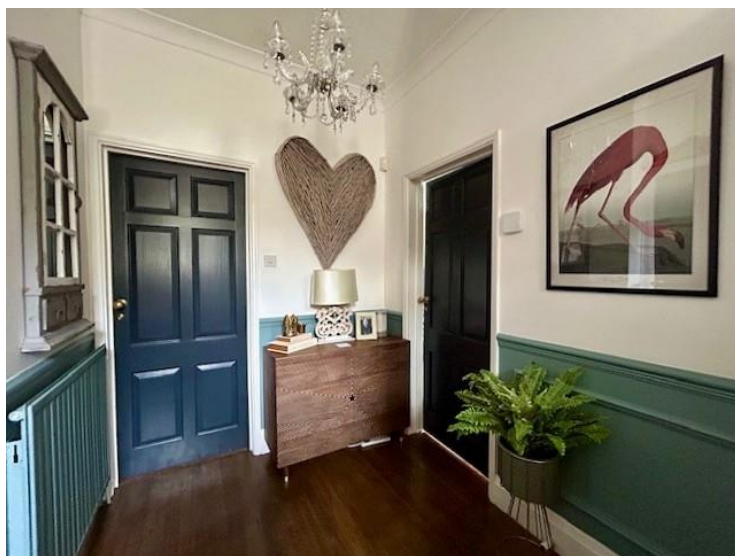
Timber side entrance door with original stained glass fan light, mosaic tiled flooring and timber door to hallway (again with original glass fan light)





### Hallway

The sense of space becomes apparent on entering the hallway with its sweeping staircase rising to the first floor, feature stained glass window and original wood flooring.



### Inner Hall

Double doors opening to walk in storage cupboard and door to cloakroom/wc.



### Cloakroom/Wc

Fitted with a low level w/c and wash hand basin inset to vanity unit. Window to the side elevation and tiled 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.



## Lounge

A lovely room overlooking the front of the house, the focal point of which is a multi fuel stove housed in fire surround. Corbelled arch to dining area.



## Dining Area

The dining area provides ample space for a family size table and chairs. Walk in bay window to the front, allowing lots of natural light to flood the room.





## Family Room

A beautifully presented room to the rear of the house, which is not directly overlooked. Brick built fire surround with multi fuel stove, parquet flooring and bi-fold doors to garden.



## Kitchen

Refitted with a contemporary range of high quality units, incorporating LED-lit breakfast larder unit. Quartz work surfaces with inset one and a half bowl sink unit, integrated appliances to include; fridge, full height freezer, washing machine, Neff dishwasher, microwave, hide and slide pyrolytic self cleaning oven, induction hob with Faber extractor hood.

Recessed ceiling lights, window to the rear and composite Stable door opening to the side elevation.



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.





### First Floor Landing

Access to the loft space, via a pull down ladder and doors to:

### Bedroom One

An extremely spacious master bedroom which is not directly overlooked, with fitted sliding door wardrobes and laminate flooring.



### Bedroom Two

Situated to the front of the house featuring a range of fitted wardrobes.



### Bedroom Three

A third well proportioned room with walk in bay window to the front elevation and fitted wardrobes.





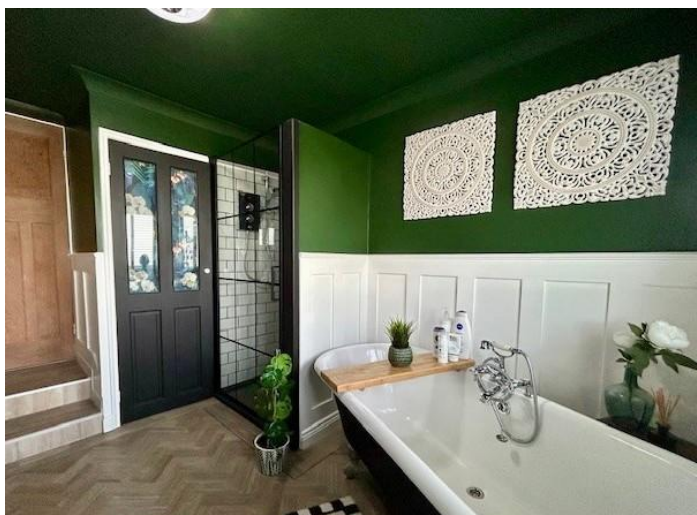
### Bedroom Four

Utilised by the current vendors as a dressing room. Original stained glass window to the side elevation and fitted wardrobes.



### Bathroom

Pristine family bathroom comprising, traditional roll top bath, low level w/c, his and hers counter top wash hand basins with vanity unit. Walk in tiled shower enclosure with Mira electric unit. Cupboard housing boiler and water tank, obscure double glazed window to the rear and Karndean flooring.



### Externally

To the front of the house the enclosed garden is laid to lawn with well stocked flower borders. A lengthy gravelled driveway, providing added off road parking facilities, leads to a detached garage with electric roller shutter door.

To the rear, the private and enclosed garden is again laid to lawn with paved walkways and a raised sun terrace, with Festoon lights and power points, providing an ideal spot for 'al fresco' dining and entertaining.

A shed, providing added storage facilities, also has electricity.



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.

## 79 Woodhouse Lane



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)