



Stoneybeck, Bishop Middleham, DL17 9BL
4 Bed - House - Detached
£294,950

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An absolute credit to its current owners; we are delighted to offer to the market this outstanding detached family home with four double bedrooms situated pleasantly within the highly sought after location of Stoneybeck, Bishop Middleham. This stunning residence has been extended to the rear to incorporate a superb 27ft (approximately) open plan kitchen/diner/family room to the rear & offers ample, versatile living accommodation, perfect for the family. With easy access to all of the local amenities offered in & around the immediate area, the property is within a short drive into the neighbouring village of Sedgefield & is also within excellent commuting distance to all major road networks & bus routes leading to Durham City, Darlington & Teeside. Benefitting from gas central heating via a 2020 re-fitted combi boiler & double glazing, this tastefully decorated home briefly comprises: entrance hallway with stairs to the first floor, 2022 re-fitted ground floor cloaks/wc, a beautiful 20ft (approximately) lounge which leads to the open plan family room boasting bi-fold doors to the rear garden, a range of high quality wall & base units with feature island, integrated appliances & French doors through into a lovely conservatory. The first floor landing provides access through to the four double bedrooms; the master bedroom boasting an en-suite shower room & the extraordinary family bathroom which was re-fitted in 2019. Externally, the property enjoys an excellent sized, enclosed South facing garden to the rear whilst the front boasts a block paved driveway providing ample vehicle parking & a single garage measuring 18ft (approximately). Only via thorough internal inspection can the style, standard, layout, quality & size of this sensational home be fully appreciated.

FREEHOLD
EPC Rating: D
Council Tax Band: D

ENTRANCE HALLWAY

GROUND FLOOR CLOAKS / WC

LOUNGE
20'11 x 11'2 (6.38m x 3.40m)

OPEN PLAN KITCHEN / DINER / FAMILY ROOM
28'0 x 17'9 (8.53m x 5.41m)

CONSERVATORY
12'10 x 10'8 (3.91m x 3.25m)

FIRST FLOOR LANDING

MASTER BEDROOM
12'10 x 12'6 (3.91m x 3.81m)

EN-SUITE SHOWER ROOM

BEDROOM TWO
12'8 x 11'4 (3.86m x 3.45m)

BEDROOM THREE
11'9 x 10'0 (3.58m x 3.05m)

BEDROOM FOUR
9'3 x 8'4 (2.82m x 2.54m)

2019 RE-FITTED FAMILY BATHROOM
8'6 x 5'5 (2.59m x 1.65m)

EXTERNALLY

SINGLE GARAGE
18'0 x 8'2 (5.49m x 2.49m)

AGENTS NOTES

Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas
Broadband: Super-fast 36Mbps*
Mobile Signal/Coverage: Good to Average
Tenure: Freehold
Council Tax: Durham County Council, Band D - Approx. £2335.74
p.a
Energy Rating: D

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.



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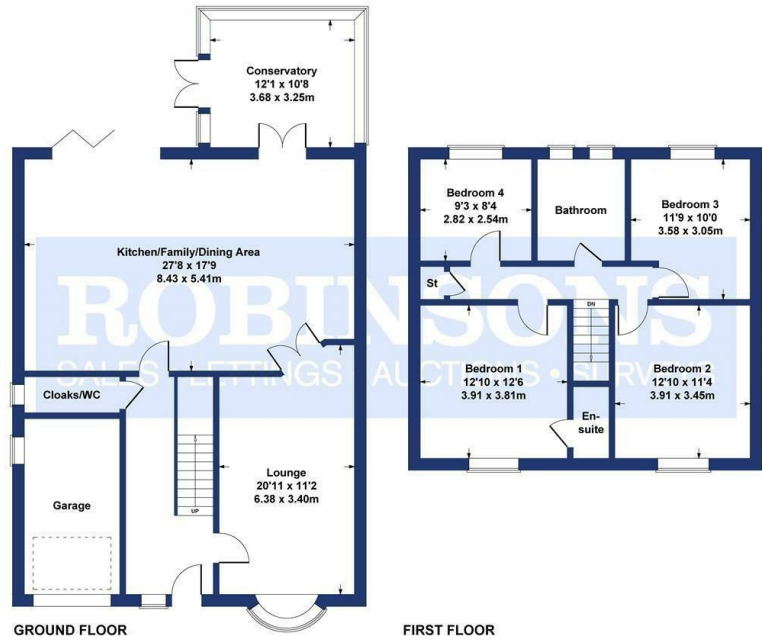
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Stoneybeck, Bishop Middleham, DL17 9BL

Approximate Gross Internal Area
1853 sq ft - 172 sq m



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2021

Energy Efficiency Rating		Current	Potential
105-120	A		
81-104	B		
65-80	C		
49-64	D		
33-48	E		
17-32	F		
1-16	G		
Not energy efficient - higher running costs			
England & Wales		66	76

Environmental Impact (CO ₂) Rating		Current	Potential
102-110	A		
82-101	B		
62-81	C		
42-61	D		
22-41	E		
2-21	F		
1-20	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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