

Stoneybeck, Bishop Middleham, DL17 9BL  
4 Bed - House - Detached  
Asking Price £299,950

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Occupying this spectacular corner plot; we are delighted to offer to the market this beautiful detached family home with four good sized bedrooms situated pleasantly in a cul-de-sac position within the highly sought after, family orientated area of Bishop Middleham. This stunning residence has been a loving family home for many years & boasts a re-fitted breakfasting kitchen, re-fitted family bathroom & a re-fitted en-suite shower room. Having easy access to all of the local amenities offered in & around the immediate area, the property is a short drive into the neighbouring village of Sedgefield, is within excellent commuting distance to all major road networks & bus routes & benefits further from gas central heating & double glazing throughout. This is the perfect purchase for clients seeking a remarkable sized home with an equally as impressive rear & side garden. In brief the property comprises: welcoming entrance hallway with access to the ground floor cloaks/wc & stairs to first floor, an impressive 23ft (approx) lounge/dining area with French doors to rear elevation, separate study & the stunning kitchen/dining area with a range of fitted wall & base units & access to side. The first floor landing boasts four good sized bedrooms; the master bedroom having an en-suite shower room and the impressive family bathroom with modern three piece suite. Externally the property occupies a tremendous corner plot, enjoying an enclosed South-East facing garden to the rear with additional patio area to the side & the summerhouse is also to be included. To the front there is a spacious driveway providing ample vehicle parking with further access into a detached double garage (measuring 18ft approximately). Thorough internal inspection is essential in order to fully appreciate the style, standard, quality, layout, space & plot of this outstanding home for sale.

EPC Rating: TBC  
Council Tax Band: D  
Tenure Freehold

#### **ENTRANCE HALLWAY**

#### **GROUND FLOOR CLOAKS / WC**

**LOUNGE / DINING AREA**  
23'0 x 11'10 (7.01m x 3.61m)

**BREAKFASTING KITCHEN**  
27'3 x 9'1 (8.31m x 2.77m)

**SEPARATE STUDY**  
7'11 x 7'7 (2.41m x 2.31m)

#### **FIRST FLOOR LANDING**

**MASTER BEDROOM**  
12'0 x 11'11 (3.66m x 3.63m)

#### **EN-SUITE SHOWER ROOM**

**BEDROOM TWO**  
11'11 x 10'1 (3.63m x 3.07m)

**BEDROOM THREE**  
11'8 x 8'0 (3.56m x 2.44m)

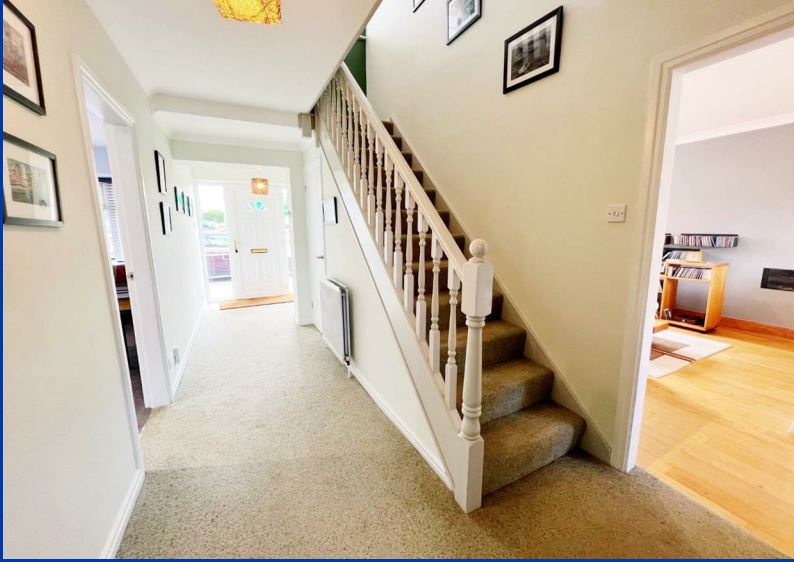
**BEDROOM FOUR**  
10'2 x 7'10 (3.10m x 2.39m)

**FAMILY BATHROOM**  
8'7 x 7'10 (2.62m x 2.39m)

#### **EXTERNALLY**

**SUMMERHOUSE**  
13'2 x 9'10 (4.01m x 3.00m)

**DETACHED DOUBLE GARAGE**  
18'0 x 16'10 (5.49m x 5.13m)



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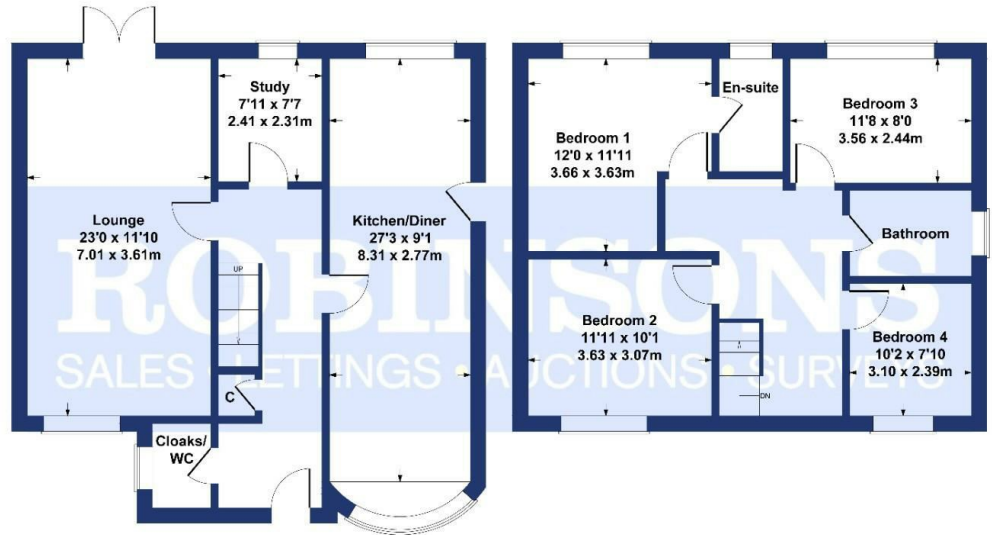
Strategic Marketing Plan

Dedicated Property Manager

Stoneybeck, Bishop Middleham, DL17 9BL

Approximate Gross Internal Area

1434 sq ft - 133 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. 2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
B			
C			
D			
E			
F			
G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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