



Broad Oak, Bishop Middleham, DL17 9BW
2 Bed - Bungalow - Detached
£305,000

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Positioned beautifully within the exclusive location of Broad Oaks, within the highly sought after, semi-rural location of Bishop Middleham; it is with pleasure that we offer to the market with no onward chain, this spectacular two/three bedroom detached bungalow. Originally built as a three bedroom dwelling, a wall has been taken down to create an additional dining area (as part of the existing lounge) but this could easily be converted back to a three bedroom property by a new purchaser if necessary. Having easy access to all of the local amenities offered in & around the immediate area, the property is a short drive to the neighbouring village of Sedgefield, is within excellent commuting distance to all major road links leading to Durham City, Darlington & Teesside & benefits further from gas central heating via a combi boiler & double glazing throughout. In brief, this well proportioned residence comprises: Welcoming entrance hallway, lovely open-plan lounge/dining area with access to a sun room & separate study, breakfasting kitchen with a range of fitted wall & base units, two double bedrooms, lovely garden room with access to rear & family bathroom with four piece suite. Externally, the property enjoys a superb sized, enclosed, tiered South-facing rear garden with a range of plant, tree & shrub borders, whilst the front is open aspect with a driveway leading to a detached single garage. Rarely do bungalows become available within this exclusive development & we thoroughly recommend full internal inspection in order to fully appreciate the style, space & layout of this impressive property for sale.

BATHROOM

8'9 x 6'10 (2.67m x 2.08m)

EXTERNALLY**SINGLE GARAGE**

16'9 x 8'11 (5.11m x 2.72m)

FREEHOLD

EPC Rating: TBC

Council Tax Band: E

ENTRANCE HALLWAY**KITCHEN**

14'3 x 10'11 (4.27m x 3.33m)

LOUNGE / DINING AREA

26'7 x 11'9 (8.10m x 3.58m)

SUN ROOM

11'9 x 6'2 (3.58m x 1.88m)

STUDY

11'6 x 6'1 (3.51m x 1.85m)

GARDEN ROOM

11'10 x 11'5 (3.61m x 3.48m)

MASTER BEDROOM

13'11 x 12'7 (4.24m x 3.84m)

BEDROOM TWO

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



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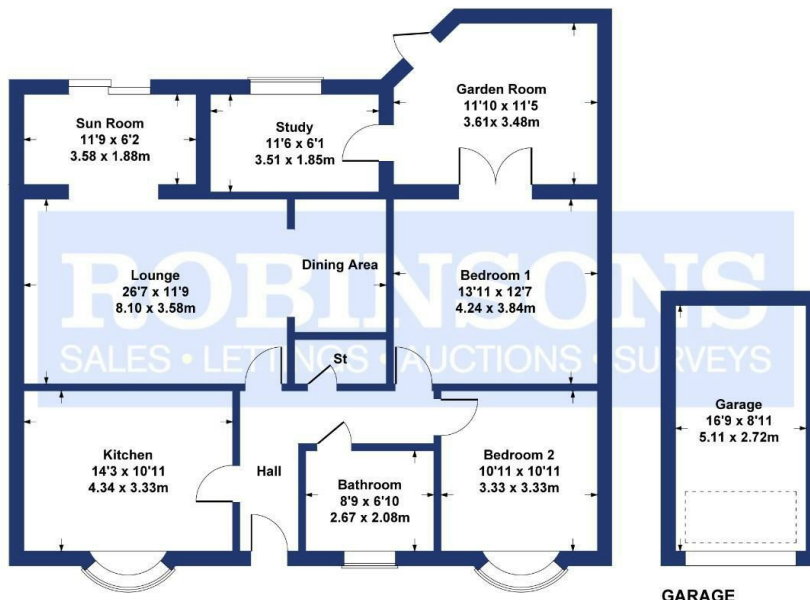
Strategic Marketing Plan

Dedicated Property Manager

Broad Oaks, Bishop Middleham, DL17 9BW

Approximate Gross Internal Area

1450 sq ft - 135 sq m



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. 2024

GARAGE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
105-91	B		
89-85	C		
75-84	D		
69-84	E		
55-65	F		
35-55	G		
Not energy efficient - higher running costs			
England & Wales		64	78

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
102-91	B		
89-80	C		
75-65	D		
59-54	E		
41-31	F		
11-20	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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