



Broad Oak, Bishop Middleham, DL17 9BW
2 Bed - Bungalow - Detached
£297,000

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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 Sedgfield, 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.

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)

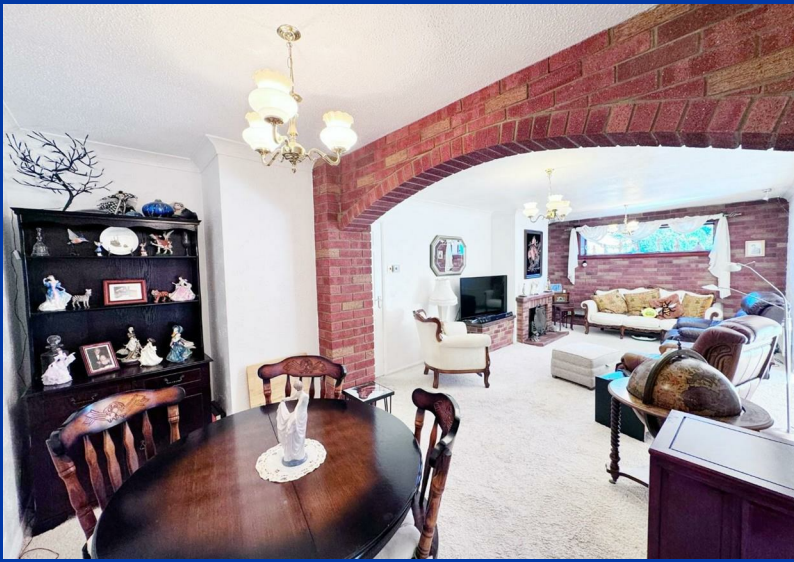
MASTER BEDROOM
13'11 x 12'7 (4.24m x 3.84m)

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

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

EXTERNALLY

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



OUR SERVICES

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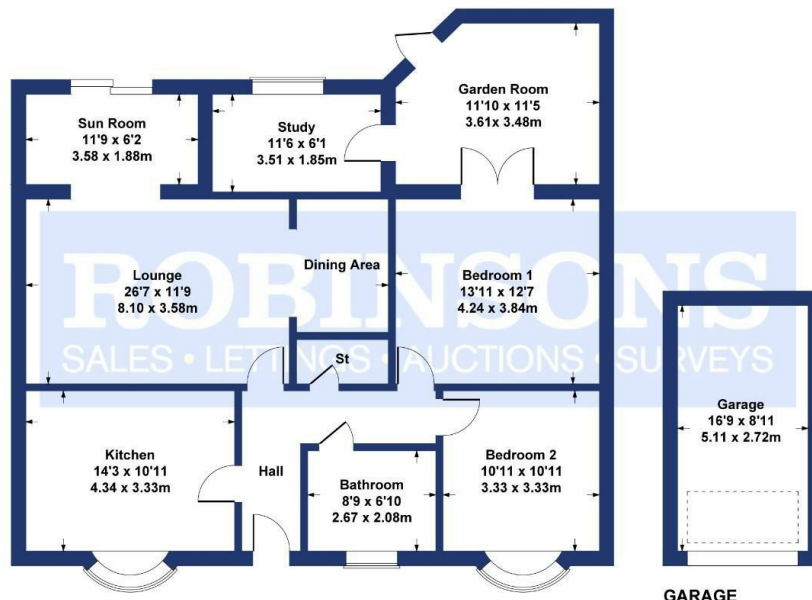
Lettings and Management

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		
(91-95)	B		
(81-90)	C		
(69-80)	D		
(55-68)	E		
(43-54)	F		
(31-42)	G		
Not energy efficient - higher running costs			
England & Wales		64	78
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(43-54)	E		
(31-42)	F		
(21-30)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

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