



Bankwell Drive, High Etherley, DL14 0HG  
3 Bed - Bungalow - Semi Detached  
£240,000

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# Bankwell Drive High Etherley, DL14 0HG

**\*\*NO ONWARD CHAIN\*\*** Robinsons are delighted to offer for sale this impressive three bedroomed semi-detached Bungalow is situated at the head of this quiet residential cul-de-sac in the beautiful village of High Etherley. The property benefits from gas central heating and UPVC double glazing and sits on a good sized plot, which boasts beautifully presented wrap around gardens to three sides. The spacious accommodation briefly comprises: Entrance lobby, entrance hall, lounge, separate dining room, fitted kitchen/ breakfast room, utility room, three good sized bedrooms, shower room and separate bathroom/WC. Externally there are fabulous gardens to three sides with new summer house, driveway giving parking for two cars and leading to a detached garage. Viewing of this property is essential to appreciate the accommodation on offer.

Energy Efficiency Rating TBC | Council Tax Band C | Tenure Freehold

To arrange a viewing please call Robinsons on 01388 458111



















## GROUND FLOOR

### Entrance Lobby

Entered via a uPVC door from the front and with uPVC window and tiled flooring.

### Entrance Hall

With built in storage cupboard.

### Lounge

17'8" x 15'0" maximum (5.41 x 4.59 maximum)

With feature fire surround housing multi fuel Stove effect fire, uPVC double glazed windows to two elevations and uPVC patio doors to the garden

### Dining Room

12'9" x 10'0" (3.90 x 3.06)

With uPVC double glazed window to the side.

### Kitchen/ Breakfast Room

15'7" x 12'3" (4.77 x 3.75)

Fitted with a comprehensive range of wall and base units having contrasting worktops incorporating 1.5 bowl single drainer stainless steel sink unit, gas hob with extractor hood, eye level double oven., integrated dishwasher, space for a fridge freezer, tiled splash backs, recently installed wall mounted combination gas boiler, tiled flooring and uPVC double glazed windows to the front and side.

### Utility Room

7'10" x 5'5" (2.41 x 1.67)

Fitted with worktop incorporating stainless steel sink units and with plumbing for automatic washing machine and tumble dryer, built in storage cupboard, tiled flooring and uPVC window and door to the side.

### Shower Room

Fitted with double shower cubicle with electric shower, Low level WC, fully tiled walls and floor and uPVC double glazed window to the rear.

### Bedroom 1

19'6" x 11'0" maximum (5.96 x 3.37 maximum)

With fitted semi bowed uPVC double glazed window to the rear.

### Bedroom 2

15'1" x 11'0" (4.60 x 3.37)

With feature fire place having multi fuel Stove effect fire and uPVC double glazed window to the front.

### Bedroom 3

10'0" x 7'0" (3.05 x 2.15)

With uPVC double glazed window to the rear.

### Bathroom

Fitted with a modern three piece suite comprising panelled bath, pedestal wash basin, low level WC, tiled walls, storage cupboard and uPVC double glazed window to the rear.

### EXTERNAL

To the front of the property there is a driveway providing parking for 2 vehicles which leads to a detached garage (approx 6m x 4m) which has power, lighting and pedestrian door to the garden. Steps from the drive lead down to a paved pathway which leads around both sides where there are well maintained lawned gardens with mature shrubbed borders and flower beds, paved patios and recently built pleasant summerhouse.

### AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 5Mbps, Superfast 44Mbps

Mobile Signal/Coverage: Poor

Tenure: Freehold

Council Tax: Durham County Council, Band C- Approx. £1959 (min)

Energy Rating: C

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.



**Bankwell Drive**  
 Approximate Gross Internal Area  
 1265 sq ft - 118 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		81
(81-91)	B		
(69-80)	C	67	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**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

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.





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