



Thurlow Gardens, DL14 7GH  
4 Bed - House - Detached  
£285,000

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# Thurlow Gardens , DL14 7GH

Welcome to Thurlow Gardens, Bishop Auckland - a stunning four bedroom detached house that should prove to be a fantastic family home. The property has been improved by the current owners with attractive fixtures and fittings throughout and open plan living accommodation, perfect for entertaining or family living. The house is warmed by a gas combination boiler and has UPVC double glazed windows.

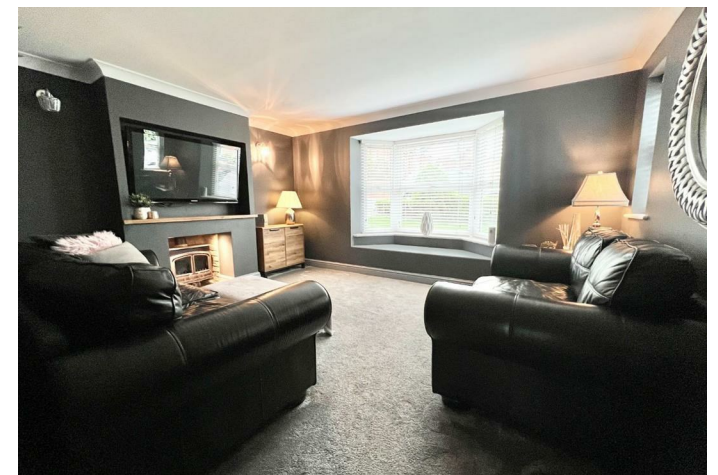
The internal accommodation comprises; entrance hallway with staircase to the first floor landing. Lounge with bay window to the front aspect. At the rear of the house there is an impressive open plan kitchen/dining room which leads to a family room with bay window to the front aspect. The kitchen is fitted with a range of contemporary storage units with fitted hob and oven and space for fridge/freezer and dishwasher. Utility room with space for washing machine, WC.

To the first floor there are four double bedrooms, two having fitted wardrobes and the main bedroom having an en-suite shower room. To conclude the accommodation there is a family bathroom.

Outside there is a block paved driveway to the front allowing off road parking and a small lawned area. The rear garden is enclosed with paved patio and lawned area and has a insulated garden room which could be used for many purposes.

Thurlow Gardens is located on a modern housing development and is within close proximity to a wide range of shopping amenities and health care facilities. Schooling and by links are close by.

We recommend an internal viewing to fully appreciate this property, please contact Robinsons to arrange yours.













#### **Entrance Hallway**

#### **Lounge**

13'8x11'6 (4.17mx3.51m)

#### **Kitchen/Dining Room**

21'3x9'4 (6.48mx2.84m)

#### **Reception Room**

18'9x7'8 (5.72mx2.34m)

#### **Utility Room**

#### **Cloakroom/WC**

#### **First Floor Landing**

#### **Bedroom One**

11'8x11'8 (3.56mx3.56m)

#### **En-Suite Shower Room**

#### **Bedroom Two**

12'5x9'3 (3.78mx2.82m)

#### **Bedroom Three**

9'7x9'6 (2.92mx2.90m)

#### **Bedroom Four**

15'4x6'6 (4.67mx1.98m)

#### **Bathroom**

#### **Summer House**

20'2x9'1 (6.15mx2.77m)

#### **AGENTS NOTES**

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: TBC

Mobile Signal/Coverage: TBC

Tenure Freehold

Council Tax: Durham County Council, Band D- Approx. £2431 (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.

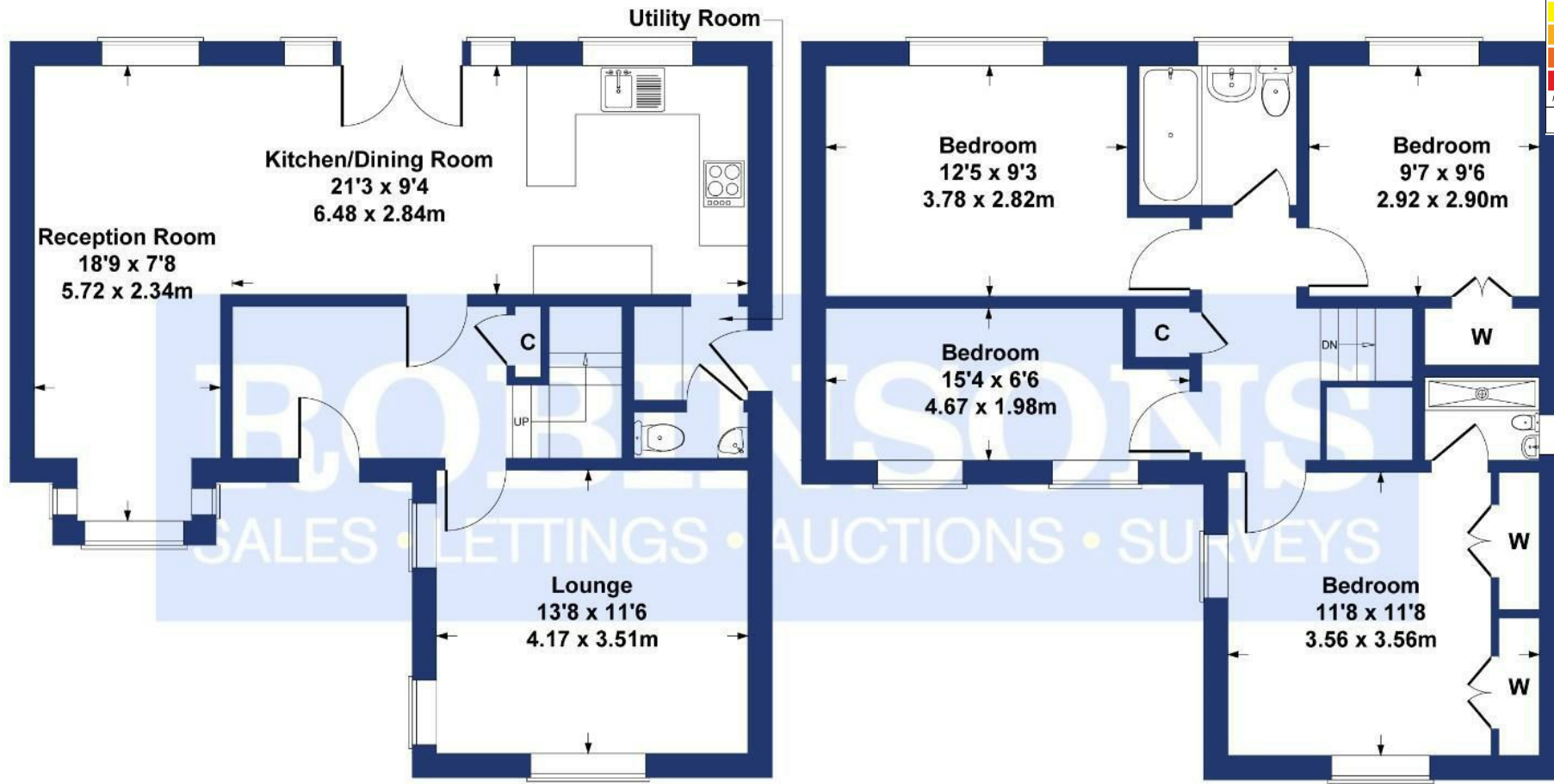




# Thurlow Gardens Bishop Auckland

Approximate Gross Internal Area  
1278 sq ft - 119 sq m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		81
(81-81)	B		
(69-80)	C	71	
(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	



**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. 2024

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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