



Ascot Way, St. Helen Auckland, DL14 9AN
4 Bed - House - Detached
£225,000

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Nestled in the desirable Ascot Way, St. Helen Auckland, this impressive four-bedroom detached house offers a splendid opportunity for families seeking a modern and comfortable home. Built in 2014, the property boasts a generous 883 square feet of living space, thoughtfully designed to cater to contemporary lifestyles.

Upon entering, you are welcomed by two spacious reception rooms, perfect for both relaxation and entertaining. The ground floor features a well-appointed kitchen diner, ideal for family meals and gatherings, alongside a convenient utility room that adds to the practicality of the home.

The first floor is home to a master bedroom complete with an ensuite bathroom, providing a private retreat. Additionally, there are three further bedrooms, which can be adapted to suit your needs, whether as children's rooms, guest spaces, or a home office. A family bathroom serves these bedrooms, ensuring ample facilities for all.

Externally, the property is complemented by a single garage and a driveway that accommodates two cars, a rare find in today's market. The front garden offers a pleasant welcome, while the generous rear garden is perfect for outdoor activities, gardening, or simply enjoying the sunshine.

Situated within a popular development, this home is conveniently located near a well-regarded shopping centre and excellent transport links, making it an ideal choice for those commuting or seeking local amenities.

This four-bedroomed detached property is a must-see for anyone looking to settle in a vibrant community. We invite you to arrange a viewing and discover the potential of this lovely home for yourself.

To arrange a viewing please call Robinsons on 01388 458111

GROUND FLOOR

Entrance Hall

Lounge

13'8" x 10'5" (4.18 x 3.19)

Kitchen/Dining Room

16'11" x 9'8" (5.18 x 2.96)

Utility

6'5" x 5'2" (1.97 x 1.60)

WC

FIRST FLOOR

Landing

Bedroom 1

10'5" x 10'0" (3.19 x 3.05)

En Suite

Bedroom 2

11'5" x 8'5" (3.48 x 2.58)

Bedroom 3

10'3" x 7'3" (3.13 x 2.23)

Bedroom 4

11'4" x 6'3" (3.46 x 1.92)

Family Bathroom

EXTERNAL

AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 3 Mbps, Superfast 80 Mbps, Ultrafast 10,000 Mbps

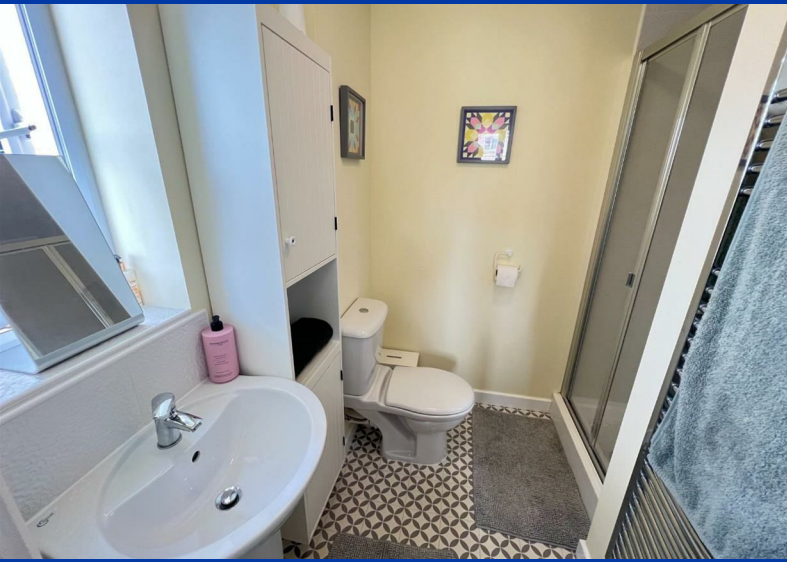
Mobile Signal/Coverage: Average -Good

Tenure: Freehold

Council Tax: Durham County Council, Band C (£2268 Min)

Energy Rating: TBC

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 authorities. Robinsons cannot accept liability for any information provided.



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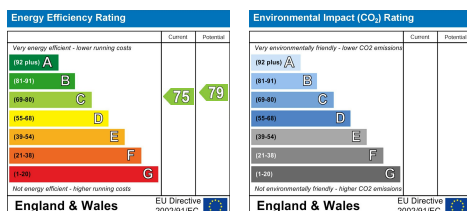
Dedicated Property Manager



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. 2025



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