



DENE VALLEY VIEW

Dene Valley View, Bishop Auckland, DL14 8RL  
4 Bed - House - Detached  
£249,950

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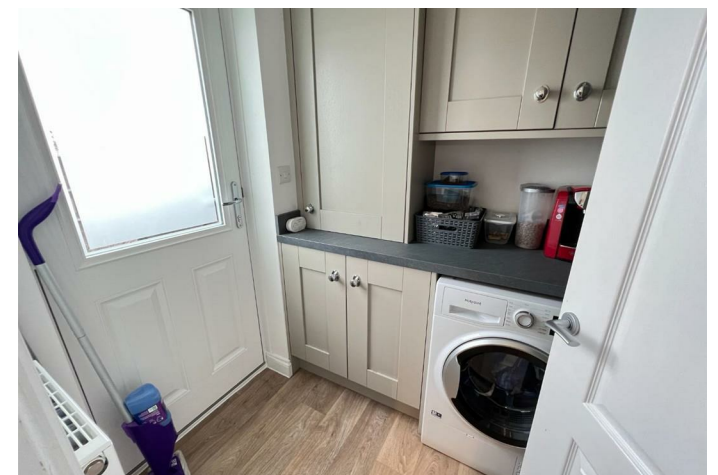
# Dene Valley View

## Bishop Auckland, DL14 8RL

Robinsons are delighted to bring to the market this rarely available and particularly spacious detached family home which offers approximately 2000sq ft of living accommodation and enjoys a pleasant cul-de-sac location ideally placed for the commuter and with stunning countryside views to the rear and side. The property benefits from gas central heating and recently replaced uPVC double glazing and composite doors and is equipped to a particularly high standard featuring a kitchen/breakfast room fitted with a bespoke range of units together with a number of quality integrated appliances, two en-suite shower rooms and family bathroom with four piece suite . There are two well proportioned reception rooms, a study, utility room and ground floor WC. The first floor bedrooms are all of a double size whilst externally there is an enclosed garden to the rear with double width driveway to the front. This is a property well worthy of an internal inspection to appreciate the overall layout and quality of accommodation on offer.

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

To arrange a viewing please call Robinsons on 01388 458111













## GROUND FLOOR

### Entrance Hall

Entered via a composite door from the front and with understair storage cupboard.

### Lounge

15'5" x 16'4" (4.71 x 4.98 )

With uPVC double glazed patio doors to the rear and window to the front.

### Kitchen /Dining Room

20'8" x 15'4" maximum (6.32 x 4.69 maximum )

Fitted with a comprehensive range of eye catching wall and base units having contrasting worktops extending to breakfast bar and incorporating 1.5 bowl single drainer sink unit , range with extractor hood, dishwasher, fridge/freezer, uPVC double glazed patio doors to the rear garden and two uPVC double glazed windows to the side .

### Utility

8'8 x 5'2 (2.64m x 1.57m)

With units to match kitchen, plumbing for automatic washing machine and tumble dryer and uPVC double glazed external door to the side.

### Family Room

15'4" x 11'11" (4.69 x 3.65)

With two uPVC double glazed windows to the rear providing lovely open views.

### Study

8'7" x 6'3" (2.64m x 1.91)

With uPVC double glazed window to the front

### WC

Fitted with a two piece suite comprising low level WC and wash basin.

## FIRST FLOOR

### Landing

With loft access and picture window overlooking the rear garden.

### Bedroom 1

15'5" x 12'4" (4.70 x 3.76)

With walk in wardrobe and uPVC double glazed window to the rear providing open countryside views.

### Ensuite

Fitted with e three piece suite comprising shower cubicle with mains fed shower , pedestal wash basin, low level WC, tiled splash backs and uPVC double glazed window to the side.

### Bedroom 2

16'4" x 15'5" maximum (4.98 x 4.71 maximum )

With uPVC double glazed windows to the front and rear.

### Bedroom 3

17'7" x 8'8" maximum (5.36 x 2.65 maximum)

With uPVC double glazed bay window to the front.

### Ensuite

Fitted with a three piece suite comprising shower cubicle with mains fed shower, pedestal wash basin, low level WC , tiled splash backs and uPVC double glazed window to the side.

### Bedroom 4

12'4" x 10'3" (3.78 x 3.14)

With uPVC double glazed window to the front.

### Family Bathroom

6'0" (1.84)

Fitted with a four piece suite comprising panelled bath, separate shower cubicle, pedestal wash basin, low level WC, tiled splash backs and uPVC double glazed window to the side.

## EXTERNAL

To the front of the property there is an open plan lawned garden with double driveway. Gated access leads to a good sized rear garden which is not over looked and mainly laid to lawn to three sides and with paved patio area and garden shed.

## AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 4Mbps, Superfast 51Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band D- Approx. £2203 (min)

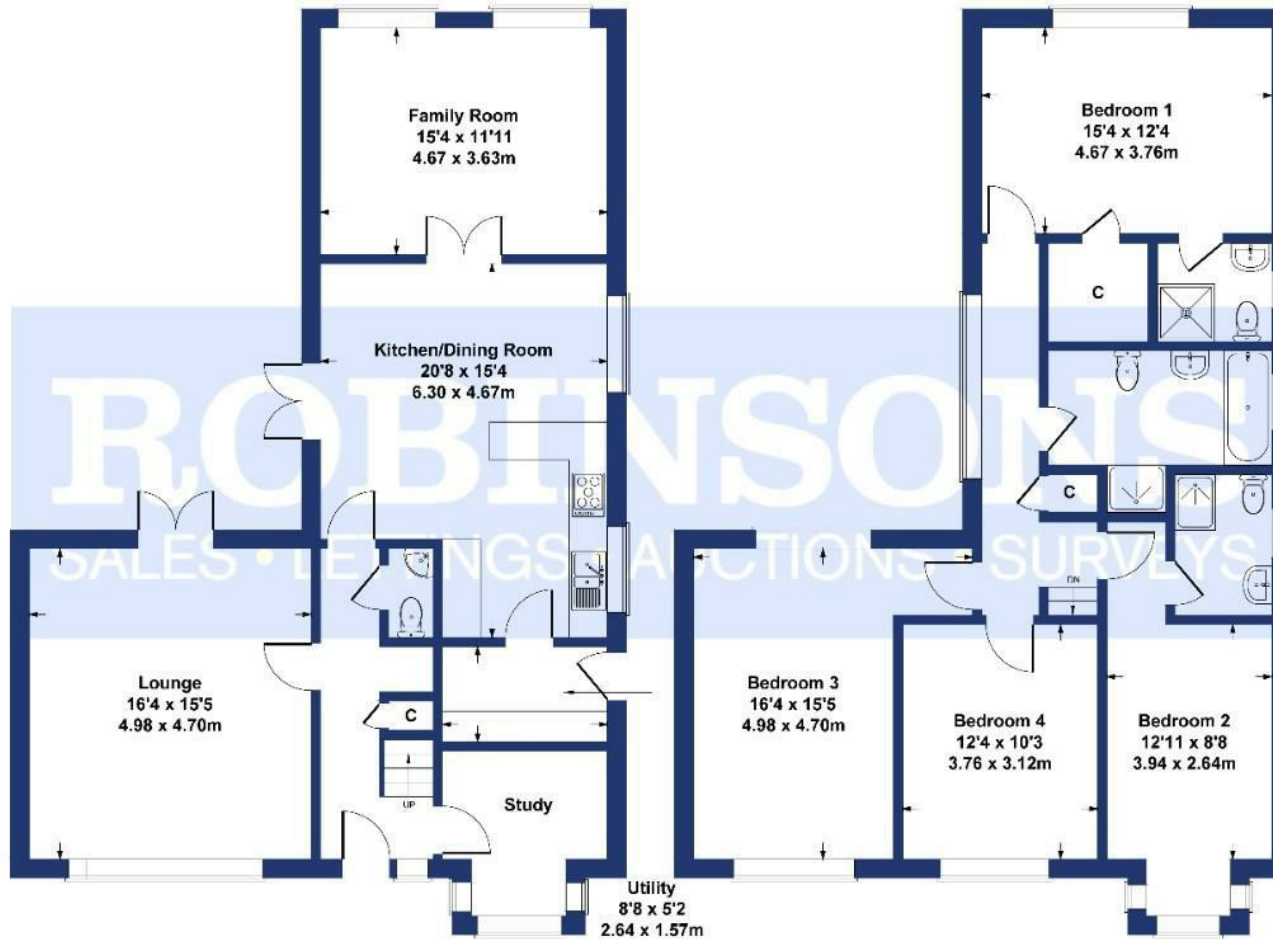






# Dene Valley View

Approximate Gross Internal Area  
1853 sq ft - 172 sq m



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. 2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			
(61-81) B			
(49-60) C		79	85
(35-48) D			
(22-34) E			
(15-21) F			
(1-14) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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