



Aden Court, Bearpark, DH7 7TH  
4 Bed - House - Detached  
O.I.R.O £220,000

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# Aden Court

## Bearpark, DH7 7TH

No Upper Chain \*\* Spacious & Extended Floor Plan \*\* Southerly Rear Aspect \*\* Gardens, Parking & Garage \*\* Double Glazing & GCH \*\* Master En-Suite \*\* Popular Development \*\* Outskirts of Durham \*\* Viewing Advised \*\*

The floor plan comprises: entrance hallway, WC, comfortable lounge, dining room and large conservatory which leads out to the rear garden. The kitchen is fitted with a range of units and leads to the useful utility room, which in-turn has access to the garage and rear garden. The first floor has four bedrooms, master en-suite and family bathroom/WC. Outside the property occupies a pleasant position with ample driveway parking, single garage and rear enclosed garden with southerly aspect.

Bishops Meadows is a modern well planned development situated on the outskirts of Bearpark and adjacent to picturesque open countryside. Everyday shops are available within Bearpark itself, with more comprehensive shopping and recreational facilities and amenities available within Durham City Centre which lies approximately 4 miles distant. It is also well placed for access to the A(167) Highway which provides good road links to both North and South.











## GROUND FLOOR

### Hallway

### Lounge

16'1 x 10'6 (4.90m x 3.20m)

### Dining Room

8'10 x 8'8 (2.69m x 2.64m)

### Conservatory

### Kitchen

10'9 x 8'7 (3.28m x 2.62m)

### Utility Room

8'8 x 5'4 (2.64m x 1.63m)

### WC

5'9 x 3'0 (1.75m x 0.91m)

## FIRST FLOOR

### Bedroom

13'4 x 9'8 (4.06m x 2.95m)

### En-Suite

### Bedroom

9'9 x 8'8 (2.97m x 2.64m)

### Bedroom

10'9 x 7'2 (3.28m x 2.18m)

### Bedroom

8'0 x 7'0 (2.44m x 2.13m)

### Bathroom/WC

7'0 x 6'0 (2.13m x 1.83m)

### Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 4 Mbps, Superfast 35 Mbps, Ultrafast 9000 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

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

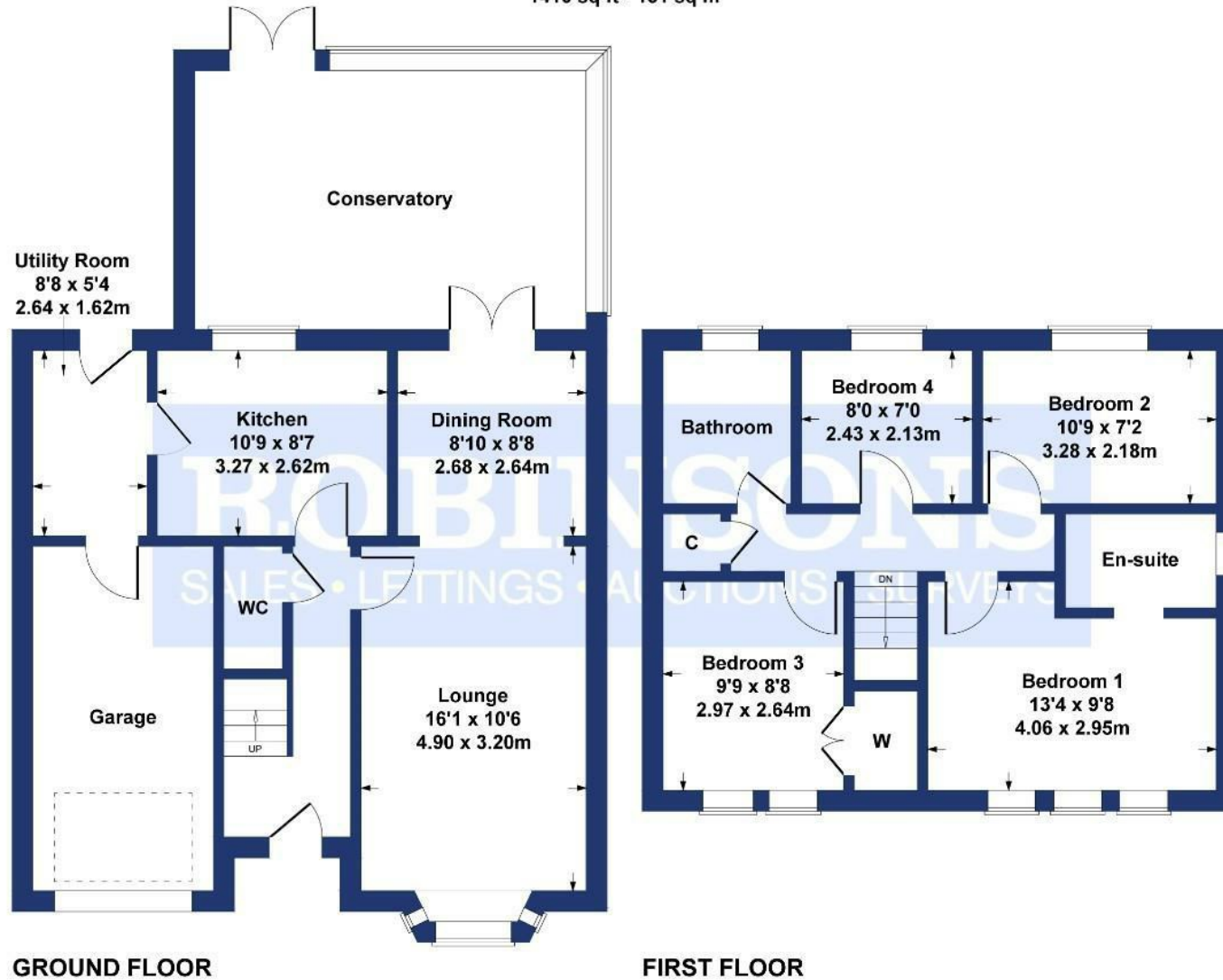
Energy Rating: D



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.

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Approximate Gross Internal Area  
1410 sq ft - 131 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		82
(61-81)	B		
(49-60)	C		
(35-48)	D		
(29-34)	E		
(21-28)	F		
(1-20)	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. Robnsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robnsons staff may benefit from referral incentives relating to these services.



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