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Etherley Grange Bishop Auckland, DL14 0JG

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Price £620,000

Built in the early 1800s is this immaculately presented three bedroomed detached family home offered to the market with no onward chain. Set within a substantial plot of approx. 2 acres on Etherley Grange in Bishop Auckland, the property features a combination of historic character and recent renovations which including a newly fitted kitchen, shower room, family bathroom and double glazing throughout. Stunning countryside views surround the property providing a scenic outlook and extensive gardens with additional outbuildings provide ample opportunity for outdoor working and storage. Bishop Auckland town centre is only approx 2 miles away and provides easy access to a range of amenities such as schools, supermarkets, healthcare services, popular high street retail stores and restaurants. The A68 and A688 are nearby and lead to the A1 (M) both North and South, great for commuters. There is also an extensive public transport system in the area which allows for access to not only the surrounding towns and villages but to further afield places such as Darlington and Durham.

In brief, the property comprises; the spacious hallway opens into the large living room/dining room, kitchen, formal dining room/second reception room, playroom, utility room and cloakroom to the ground floor. The first floor consists of the master bedroom with ensuite, two further double bedrooms, shower room and separate WC. Externally, the property is set within an enviable plot with approx. 2 acres of land. To the front, ample off street parking is available along with a single garage and walled forecourt. Double gates open to a gravelled pathway leading into the rear garden where further parking is available as well as the additional double garage with roller door. Decked area with pergola offers an ideal space for outdoor seating and furniture with the remainder of the garden is mainly laid to lawn hosting an array of mature trees, plants, bushes and shrubbery while the numerous outbuildings and sheds provide ample opportunity for further storage, a home workshop or children's play house. Access leads into the accompanying plot of land, mainly laid to lawn with hedged perimeter borders.

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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		59	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

Living Room

20'9" x 15'11"

Generously sized living/dining room offers ample space for furniture with feature brick fire surround fitted with a log burner, exposed beam ceilings, fitted window seat, neutral decor and dual aspect windows to the front and rear elevations.

Kitchen

16'6" x 6'11"

The kitchen has been recently renovated and is fitted with a range of modern base and drawer units, complementing work surfaces and inset sink.

Utility Room

8'2" x 5'2"

The utility room provides space for a washing machine and tumble dryer with additional counter space and access leading into the ground floor cloakroom which is fitted with a WC and wash hand basin.

Dining Room

14'2" x 13'5"

The second reception room is another great size which could be utilised as a formal dining room, additional living room or children's playroom. With feature fire surround, exposed beam ceiling, neutral decor and dual aspect windows to the front and side elevations.

Play Room

14'5" x 6'1"

Accessed via the dining room is the playroom which has plenty of space for toys and furniture, neutral decor and window to the rear overlooking the garden.

Study

11'7" x 9'1"

Located to the front of the property is the home office which is the provides the perfect space for home-working. With fitted storage cupboards, neutral decor and window to the front elevation.

Master Bedroom

13'8" x 13'1"

The master bedroom is enviably sized with plenty of space for a king-sized bed and further furniture, benefiting from fitted wardrobes, neutral decor and window to the front elevation.

Ensuite

14'11" x 7'1"

Recently renovated ensuite bathroom fitted with a luxury spa bath with space for an inset television, large walk-in shower, heated towel rail, WC and wash hand basin.

Bedroom Two

13'9" x 12'8"

Another well-proportioned double bedroom with fitted wardrobes, neutral decor and window to the front elevation.

Bedroom Three

13'9" x 12'3"

The third bedroom is again a large double room with plenty of space for furniture, fitted wardrobes, neutral decor and window to the front elevation.

Shower Room

7'6" x 5'2"

The shower room is newly fitted with a corner shower cubicle and fitted storage cupboard.

WC

4'3" x 3'11"


Fitted with a separate WC and wash hand basin.

External

Externally, the property is set within an enviable plot with approx. 2 acres of land. To the front, ample off street parking is available along with a single garage and walled forecourt. Double gates open to a gravelled pathway leading into the rear garden where further parking is available as well as the additional double garage with roller door. Decked area with pergola offers

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.





















