

# HUNTERS<sup>®</sup>

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## Lilac Way

Toft Hill, Bishop Auckland, DL14 0TA

Price £200,000



Spacious and well-presented family home situated on Lilac Way in a quiet, sought after development in Toft Hill. The village is surrounded by open countryside, farmers fields, rolling hills and public walks and is positioned within easy reach of local amenities such as an well-regarded primary school, two nurseries, Methodist Church and village pub, whilst further amenities such as supermarkets, popular high street stores and food outlets are located in the nearby towns Bishop Auckland and West Auckland. Located on the A68, ideal for commuters, it leads to the A1(M) and A688.

In brief, the property comprises; an entrance hall leading into the living room, kitchen/diner and rear porch with cloakroom to the ground floor. The first floor consists of the master bedroom, four further bedrooms and family bathroom. Externally to the front, there is a large block-paved driveway, leading to the single garage with roller door which could have potential to be converted into a home gym, along with a flower bed. To the rear, there is an enclosed garden mainly laid to lawn with patio areas ideal for outdoor seating and furniture, perimeter borders hosting an array of plants and hedging and second single garage with up and over door providing additional storage.



Living Room 14'8" x 10'11" (4.48m x 3.33m)

Bright and spacious living room located to the front of the property, providing ample space for furniture, benefiting from neutral decor, space for an electric fire with feature surround and window to the front elevation.

Kitchen/Diner 14'5" x 9'4" (4.4m x 2.86m)

The kitchen is fitted with a range of wall, base and drawer units, complementing work surfaces, tiled splash backs and sink/drainage unit. Fitted with an integrated oven, hob and overhead extractor hood along with space for further free standing appliances.

Cloakroom 5'2" x 3'7" (1.6m x 1.1m)

Fitted with a WC and wash hand basin.

Master Bedroom 14'9" x 7'9" (4.5m x 2.37m)

The master bedroom is a generous double bedroom, with space for further furniture and window to the front elevation.

Bedroom Two 10'9" x 7'9" (3.28m x 2.38m)

The second bedroom is another double bedroom, benefiting from built in wardrobes and window to the front elevation.

Bedroom Three 7'9" x 6'5" (2.37m x 1.98m)

The third bedroom is a double bedroom with window to the rear elevation.

Bedroom Four 11'5" x 7'10" (3.5m x 2.4m)

The fourth bedroom is a good size bedroom with window to the front elevation.

Bedroom Five 7'5" x 6'2" (2.27m x 1.88m)

The fifth bedroom is a single bedroom with window to the front elevation.

Bathroom 6'6" x 6'2" (2.0m x 1.9m)

The bathroom contains a panelled bath, WC and wash hand basin.

### External

Externally to the front, there is a large block-paved driveway, leading to the single garage with roller door, along with a flower bed. To the rear, there is an enclosed garden mainly laid to lawn with patio areas ideal for outdoor seating and furniture, perimeter borders hosting an array of plants and hedging and second single garage with up and over door providing additional storage.

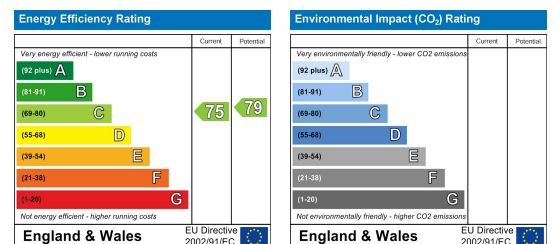
### Area Map



### Floor Plans



### Energy Efficiency Graph



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. **THINKING OF SELLING?** 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.

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