
HUNTERS®
HERE TO GET you THERE
Stobarts Court High Etherley, Bishop Auckland, DL14 0TE

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Price £400,000

Beautifully presented four bedroomed family home offered for sale. Viewing is highly recommended to appreciate the space and quality of this home. Nestled within the quiet cul-de-sac Stobarts Court in High Etherley, near Bishop Auckland, set within an exclusive development of only four properties and complete with meticulously maintained gardens to the side and rear as well as having a double driveway and double garage. Perfectly positioned to enjoy the semi-rural village location, with an array of countryside public walks, whilst maintaining access to local facilities such as the village shop, primary school, children's park, cricket club, public house and nearby to two popular cafes.

In brief this impressive property comprises; spacious entrance hallway, living room, kitchen/dining room, utility room and cloakroom to the ground floor. Whilst the first floor accommodates the master bedroom suite with shower room, three further generous bedrooms and the family bathroom. Externally there's a double block paved drive to the front leading to double garage for off street parking and storage. The gardens to the side and rear have been well maintained, mainly laid to lawn and perfect for growing families offering plenty of space for outdoor furniture on the large patio and decking areas.

Hunters Bishop Auckland 147-149 Newgate Street, Bishop Auckland, DL14 7EN | 01388 311582
bishopauckland@hunters.com | www.hunters.com

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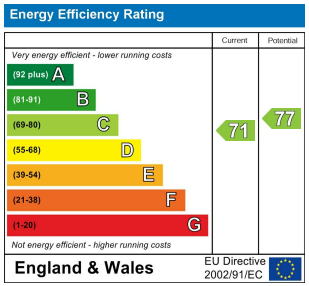
GROUND FLOOR

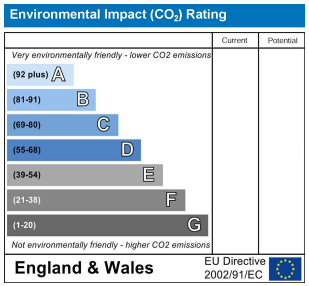


1ST FLOOR



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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Living Room
16'4" x 14'0"
Generously sized living room situated to the front of the property offering lots of space for furniture, benefiting from electric fire with feature surround, neutral decor, wall sconces and dual windows to the front elevation allowing lots of natural light.

Kitchen/Dining Room
22'2" x 13'0"
Open plan kitchen/dining room fitted with a high quality range of wall, drawer and base units, granite worktops with inset double stainless steel sink, breakfast bar and integrated appliances including; electric oven, hob, microwave and fridge/freezer. The dining area has ample space for a large table with chairs and with patio doors leading out onto the gardens patio, perfect for entertaining both guests and the family during the summer months.

Utility Room
9'2" x 7'1"
Fitted with further units, granite work surfaces and space for a washing machine.

Cloakroom
7'1" x 6'2"
Comprising a low level WC and wash basin.

Master Bedroom
13'1" x 11'1"
The master bedroom suite is a king size, with fitted wardrobes providing plenty of storage as well as having the private ensuite shower room.

Ensuite Shower Room
10'5" x 4'11"
The master shower room is fitted with corner shower cubicle, low level WC and wash basin vanity unit.

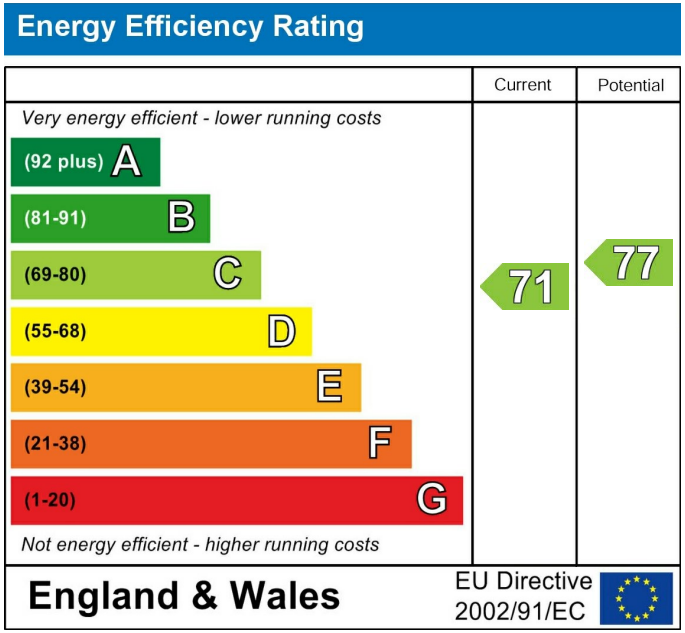
Bedroom Two
13'1" x 10'5"
Another spacious king sized bedroom with fitted furniture for storage and windows to the rear overlooking the garden.

Bedroom Three
12'0" x 9'2"
The third bedroom is a generous double size with window to rear and ample space for bedroom furniture.

Bedroom Four
15'5" x 6'6".59'0"
The final bedroom, a good sized single is currently used as a home office/study.

Bathroom
8'2" x 5'10"
Modern family bathroom fully tiled with corner shower cubicle, wash hand basin vanity unit and low level WC.

External
Externally this property sits on a substantial plot, the rear garden is private and a great size, mainly lawned with flower borders, a large paved patio and decking area for outdoor furniture sets. Perfect for growing families, whilst the side garden is also laid to lawn with well maintained hedged borders. The double driveway at the front is paved, with the double garage providing additional storage and parking.



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.


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