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Woodside Meadows Bishop Auckland, County Durham,
DL14 8EP

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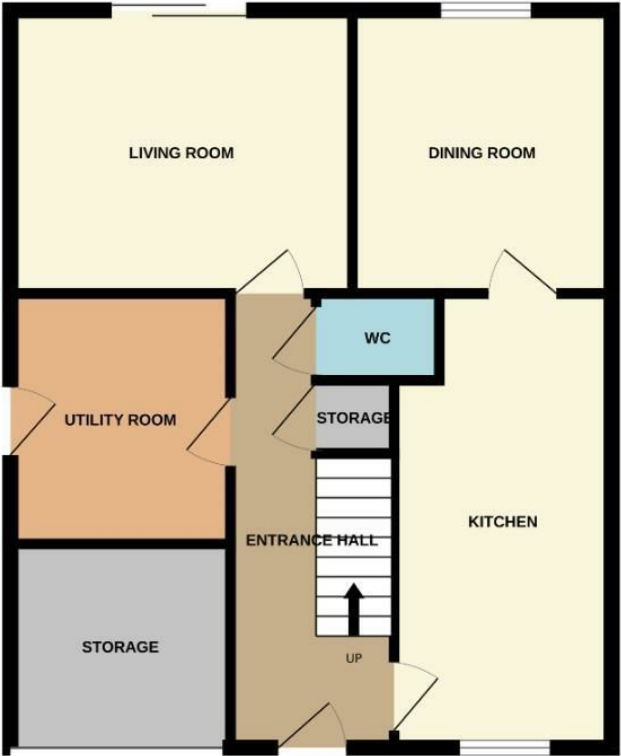
Price £210,000

Immaculately presented, four bedroomed detached family home situated on Woodside Meadows in Auckland Park. The property benefits from ample off street parking, large enclosed garden and scenic countryside views to the front. It is located approx. 1 mile from Bishop Auckland's town centre and has access to a range of amenities from supermarkets to schools, as well as restaurants and high street retail stores. There are several primary and secondary schools nearby, as well as access to the public transport system which runs through the village regularly. The A688 is nearby and leads to the A1(M) both north and south, which is ideal for commuters

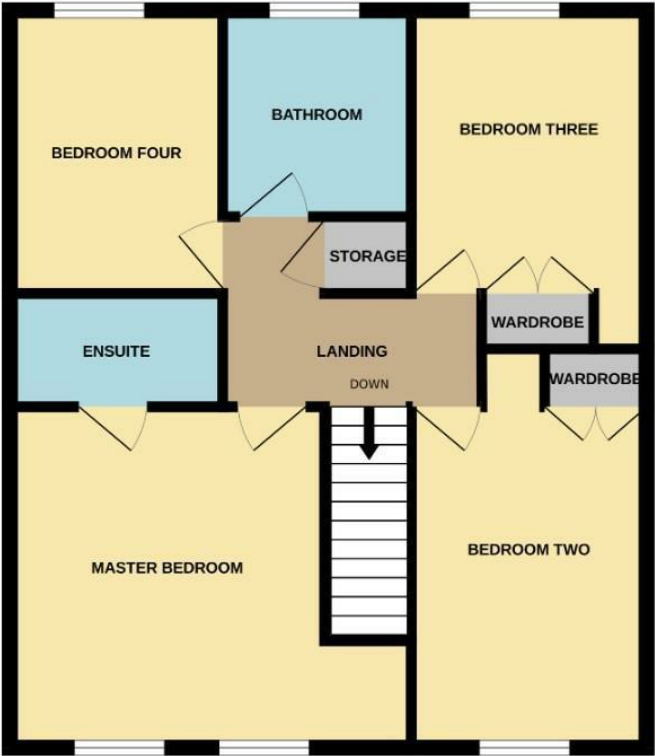
In brief the property comprises; an entrance hall leading through into the kitchen, dining room, living room, utility room and cloakroom to the ground floor. The first floor contains the master bedroom with ensuite, three further good size bedrooms and the family bathroom. Externally the property has a large driveway to the front, leading to the partially converted garage which provides additional storage. To the rear of the property, there is a well maintained landscaped garden with open lawn, patio areas for outdoor furniture and mature 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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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		
England & Wales		EU Directive 2002/91/EC 

Living Room

13'0" x 10'4"

Bright and spacious living room located to the rear of the property, benefiting from modern decor, ample space for furniture and sliding doors to the rear leading to the garden.

Dining Room

10'3" x 9'6"

The dining room is another good size reception room, with space for a table and chairs, further furniture and window to the rear elevation.

Kitchen

16'7" x 8'3"

The kitchen is fitted with a range of contemporary wall, base and drawer units, complementing wood effect work surfaces, tiled splash backs and sink/drain unit. Benefiting from an integrated double oven, hob, overhead extractor and dishwasher along with space for further free standing appliances.

Utility Room

9'2" x 8'2"

The utility room provides additional storage along with space for a washing machine and dryer.

Cloakroom

4'11" x 3'3"

Fitted with a WC and wash hand basin.

Master Bedroom

12'7" x 11'9"

The master bedroom is an impressive size, with space for a king size bed, further free standing furniture and two window to the front elevation.

Ensuite

The ensuite contains a double shower cubicle, WC and wash hand basin.

Bedroom Two

13'1" x 8'4"

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

Bedroom Three

10'2" x 8'7"

The third bedroom is a double bedroom with built in wardrobes and window to the rear elevation.

Bedroom Four

10'4" x 7'8"

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

Bathroom

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

External

Externally the property has a large driveway to the front, leading to the partially converted garage which provides additional storage. To the rear of the property, there is a well maintained landscaped garden with open lawn, patio areas for outdoor furniture and mature perimeter borders.

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.









