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Elliott Way

St. Helen Auckland, Bishop Auckland, DL14 9GB

Offers In Excess Of £270,000

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Immaculately presented four bedroomed detached family home offered for sale. Perfectly positioned within an extensive corner plot in Elliott Way, a quiet cul-de-sac in St. Helen Auckland. Finished to a very high standard throughout, the current owners upgrades provide a potential purchaser with a high quality finish throughout and modern interior décor.

The corner plot location provides a generous driveway to front, allowing for parking for multiple vehicles. Whilst to the rear is the large landscaped garden, mainly laid to lawn with well established plants, shrubs and a gated paved patio area for outdoor furniture. The gardens main feature, the summerhouse, provides a variety of potential uses. Ideal for buyers with their own business, providing a dedicated work space separating work and home life whilst enjoying the proximity to the family home. Fully insulated, with power, lighting and a covered seating area to side for year round use.

St. Helen Auckland is just a short distance from neighbouring town Bishop Auckland, as well as nearby Tindale Retail Park, all providing access to a range of amenities including schools, supermarkets, popular high street stores and restaurants. There's a good public bus service through the area as well as being just a short distance from the A68 and A688 for commuters.

In brief this stunning property comprises; welcoming entrance hall, living room, kitchen/dining room, cloak room and a bedroom to the ground floor. The first floor accommodates the master bedroom with ensuite, two further bedrooms and the modern family bathroom. Externally there's parking for multiple cars to the front, whilst the rear garden is perfect for entertaining both guests and the family, laid to lawn with patio.







Living Room 17'3" x 11'1" (5.28m x 3.4m)
The main reception room has a comforting neutral decor, laminate flooring, a feature fireplace/media wall and large window to the front providing plenty of natural light. Sliding doors lead through to the kitchen area.

Kitchen 17'8" x 12'1" (5.4m x 3.7m)
The kitchen has been upgraded to a very high standard, fitted with a timeless range of high gloss units, island with seating and tiled flooring. Integrated appliances include; two electric ovens, a microwave, electric hob, dishwasher, fridge/freezer and washing machine.

Cloakroom 5'6" x 2'11" (1.7m x 0.9m)
Comprising a low level WC and wash basin.

Bedroom Four 141'0" x .9'10" (43m x .3m)
The ground floor bedroom provides the potential for a guest room, multi-generational living or as an additional reception room. Generous double size with fitted wardrobes and window to front.

Master Bedroom 13'7" x 8'6" (4.15m x 2.6m)
The master bedroom suite has neutral decor, space for a king sized bed, fitted wardrobe as well as having access to the shower room ensuite.

Jack and Jill Ensuite 8'6" x 4'2" (2.6m x 1.28m)
Recently renovated ensuite comprising; wash basin and wc vanity wall unit and shower cubicle with rainfall shower above and additional handheld attachment. Doors lead into both the master and second bedroom.

Bedroom Two 15'8" x 11'1" (4.8m x 3.4m)
The second bedroom is another generous king size, with ample space for bedroom furniture, fitted wardrobes and access through to the ensuite shower room.

Bedroom Three 7'2" x 6'6" (2.19m x 2.0m)
The third bedroom is a spacious single size, which could be used as a study / dressing room.

Bathroom 6'6" x 5'6" (2.0m x 1.7m)
Beautifully updated family bathroom fitted with a free standing bath, low level WC and matching vanity unit with basin.

Summerhouse / Home Studio
Ideal for owners with their own business, providing a dedicated work space separating work and home life whilst enjoying the proximity to the family home. The summerhouse is pleasantly located at the end of the garden, providing the perfect home studio / office space, with power points, lighting and its fully insulated. This room could alternatively be a gym space / garden bar or play room. To the side is a covered seating area for year round use, shade for the summer months and protection during the winter weather.

Garden
The rear garden is a great size, mainly laid to lawn with a few well established and well maintained plants / shrubs, whilst a gated paved patio area leading out from the kitchen/diner provides space for outdoor furniture, ideal for entertaining both guests and the family during the warmer months.

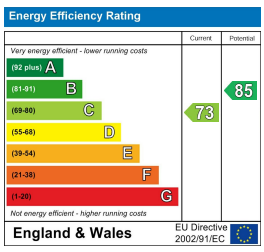
Area Map

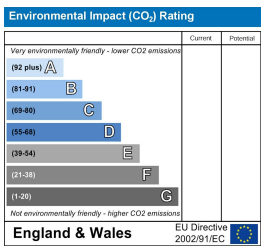


Floor Plans



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.
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