



19 Canney Hill, Coundon Gate
Bishop Auckland



Offers Over £400,000



19 Canney Hill

Coundon Gate, Bishop Auckland

Situated in a highly desirable location in Bishop Auckland, this exceptional family home offers spacious and immaculately presented accommodation extending across three floors.

Finished to an outstanding standard throughout, the property combines generous living space with high-quality fixtures and fittings, creating a stylish and versatile home perfectly suited to modern family life.

The ground floor comprises a welcoming entrance hall, an elegant lounge featuring a bay window and wood-burning stove, a stunning open-plan kitchen/dining room, and a convenient cloakroom/WC. Underfloor heating extends throughout the ground floor, providing both luxury and comfort.

At the heart of the home is the impressive kitchen/dining room, fitted with a range of contemporary units, Silestone work surfaces, integrated appliances, double oven, and a breakfast bar. Stylish pendant lighting, under-cabinet illumination, and direct access to the rear garden make this a superb space for everyday living and entertaining alike.

Large windows and French doors flood the principal living areas with natural light, enhancing the sense of space and creating a seamless connection to the outdoor areas. For added peace of mind, the property benefits from a comprehensive burglar alarm system, including coverage of the double garage.

The first floor offers four well-proportioned bedrooms, including a generous guest bedroom with en-suite facilities. A further bedroom is currently utilised as a family room, demonstrating the flexibility of the accommodation, while a modern family bathroom serves



Hallway

11' 0" x 4' 2" (3.36m x 1.27m)

Kitchen / diner

13' 9" x 8' 0" (4.20m x 2.43m)

Lounge

17' 5" x 15' 3" (5.31m x 4.65m)

Wc

4' 5" x 4' 1" (1.35m x 1.25m)

Landing

16' 1" x 14' 6" (4.91m x 4.41m)

Bedroom 2

19' 0" x 17' 7" (5.78m x 5.35m)

En-suite

8' 4" x 4' 5" (2.55m x 1.35m)

Bedroom 3

15' 2" x 12' 10" (4.62m x 3.91m)

Bedroom 4

11' 1" x 9' 11" (3.38m x 3.01m)

Bedroom 5

11' 1" x 8' 6" (3.38m x 2.59m)

Bathroom

9' 4" x 9' 1" (2.84m x 2.76m)

Landing

4' 9" x 3' 5" (1.45m x 1.05m)

Bedroom 1

20' 5" x 20' 0" (6.23m x 6.10m)

Bedroom 6

13' 7" x 10' 6" (4.14m x 3.19m)

Bathroom

10' 3" x 9' 3" (3.13m x 2.83m)





FRONT GARDEN

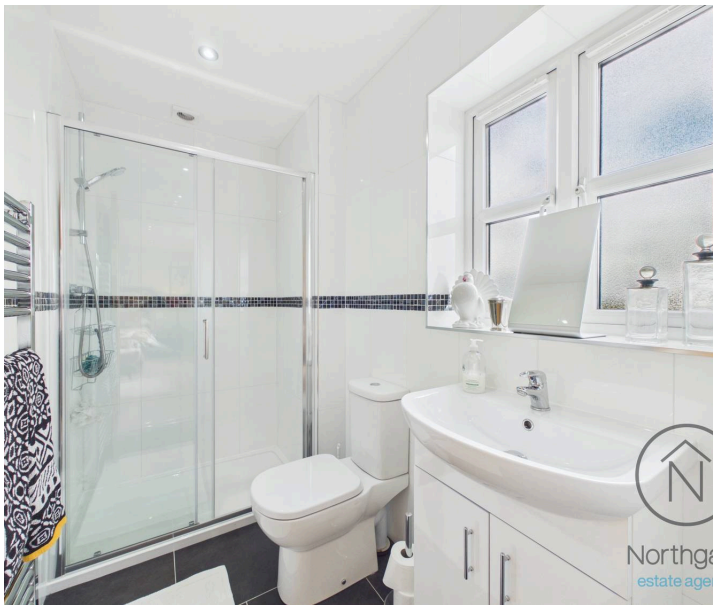
REAR GARDEN

DOUBLE GARAGE

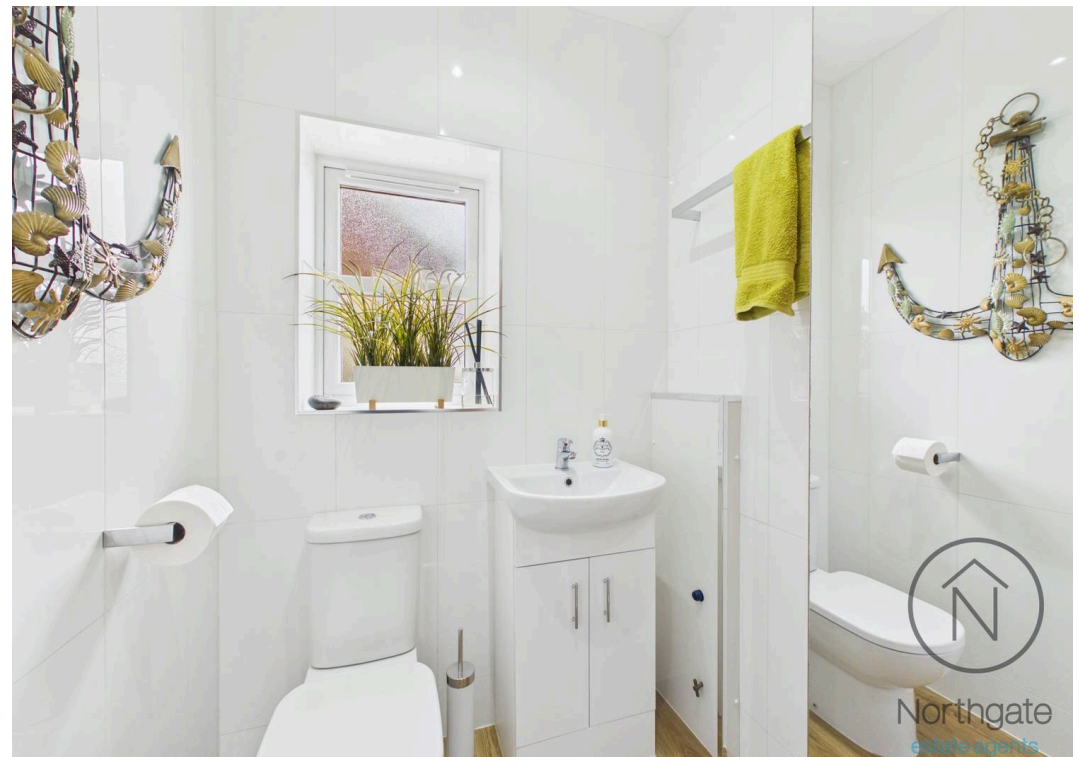
2 Parking Spaces

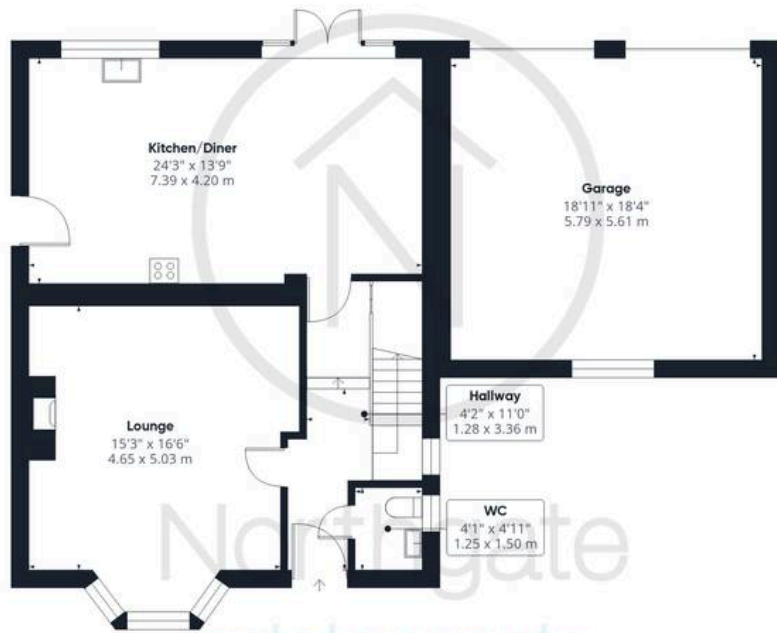
DRIVEWAY

3 Parking Spaces

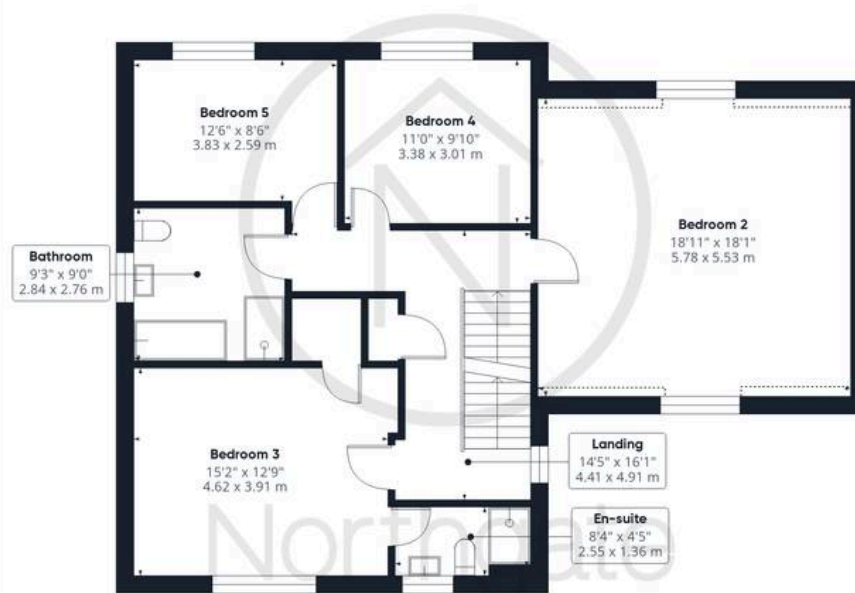




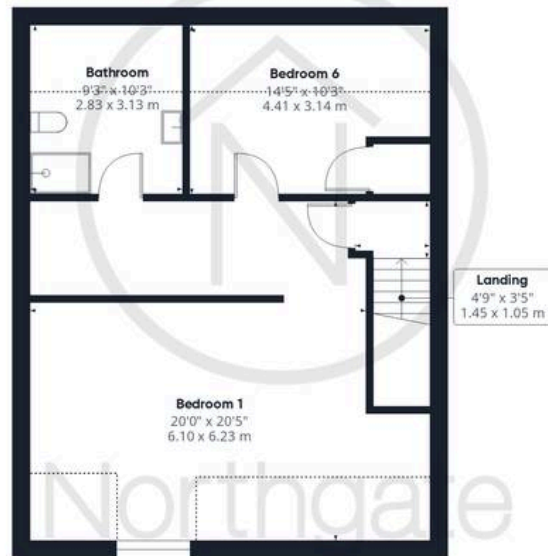




Ground Floor



Floor 1



Floor 2



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Approximate total area⁽¹⁾

2806 ft²
260.5 m²

Reduced headroom

183 ft²
17 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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