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The Willows Bishop Auckland, DL14 7HH

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Offers Over £360,000

Substantially sized four bedroomed family home located in a peaceful cul-de-sac in one of the most desirable areas of Bishop Auckland. With additional reception rooms and shower room to the ground floor, it poses an ideal opportunity for multi-generational living. The property is situated on The Willows in a prime town centre location which is surrounded by scenic greenery and trees. It is only approx. 0.2 miles from the town allowing for access to a range of local amenities such as supermarkets, restaurants, schools local businesses, retail stores and recreational facilities. There is an extensive public transport system in the area allowing for access to not only the neighbouring towns and villages but to further afield places such as Darlington, Durham and Newcastle. The A688 and A689 are both nearby, leading to the A1(M) both North and South.

The property is accessed via the sunroom and briefly comprises to the ground floor; the kitchen, living/dining room, two further reception rooms, conservatory, shower room and three further multi-purpose rooms able to be used as home offices, playrooms or storage. The first floor consists of the master bedroom with ensuite, three further bedrooms and family bathroom. Externally, to the front of the property, there is a large block-paved driveway offering off street-parking for multiple cars along with an integrated double garage, hedged borders and raised walled flowerbeds hosting an array of well established plants and flowers. To the rear, there is a further low maintenance garden space, mainly gravelled with multiple mature trees.

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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		69	76
(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/Dining Room

23'7" x 17'0"

Bright and spacious living room located to the front of the property benefiting from an electric fire with feature surround, neutral decor and large bay window offering ample natural light. Open-plan access leads into the dining area which offers further space for a table and chairs with French doors leading into the sunroom.

Reception Room

16'4" x 8'3"

Another large reception room which could be utilised as a formal dining area or additional living room with French doors leading into the conservatory.

Conservatory

15'0" x 11'1"

The conservatory is a great addition to the property with electric fire and panoramic windows allowing lots of natural light. French doors lead into the garden.

Kitchen

21'7" x 12'5"

The modern kitchen is fitted with a range of wall, base and drawer units, contrasting work surfaces, tiled splashbacks and sink/drainage. Benefiting from an integrated electric double oven, microwave, hob, overhead extractor hood, fridge/freezer and breakfast bar allowing for additional seating.

Shower Room

11'5" x 4'3"

The ground floor shower room is fitted with a double shower cubicle, heated towel rail, WC and wash hand basin.

Additional Room

8'0" x 7'6"

A versatile room previously used as a home sauna which could be used as storage.

Family Room

16'0" x 14'5"

A further large reception room offering ample space for furniture which could also be utilised as a ground floor bedroom. Access leads into the home office/storage.

Office

15'1" x 5'2"

Accessed via the family room and currently used as a home office but could also be used as additional storage.

Master Bedroom

19'8" x 17'4"

Generously sized master bedroom with ample space for a king-sized bed and further furniture, benefiting from fitted wardrobes, neutral decor and large windows offering lots of natural light.

Ensuite

8'6" x 6'10"

The ensuite is fitted with a walk-in shower, WC, bidet, wash hand basin.

Bedroom Two

13'7" x 9'10"

Another substantially sized double bedroom offering ample space for furniture with window to the rear elevation.

Bedroom Three

10'4" x 9'10"

Another large double bedroom with neutral decor and window to the rear elevation.

Bedroom Four

9'10" x 9'10"

A large single bedroom with neutral decor and window to the front elevation.

Bathroom

9'10" x 7'2"


The family bathroom is fitted with a panelled bath with

overhead shower, heated towel, WC and wash hand basin set within a vanity unit.

External

Externally, to the front of the property, there is a large block-paved driveway offering off street-parking for multiple cars along with hedged borders and raised walled flowerbeds hosting an array of well established plants and flowers. To the rear, there is a further low maintenance garden space, mainly gravelled with multiple mature trees.

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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.











