



Woodside Meadows, Auckland Park, DL14 8EP
4 Bed - House - Detached
£225,000

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Woodside Meadows

Auckland Park, DL14 8EP

Tucked away in the peaceful cul-de-sac of Woodside Meadows in Auckland Park, this attractive detached home offers modern comfort, generous space, and an ideal setting for family living. Built in 2013, the property extends to approximately 1,163 square feet and has been thoughtfully designed to suit contemporary lifestyles.

Upon entering the home, you are welcomed by a bright and inviting hallway that leads into the spacious lounge and dining area. This versatile living space forms the heart of the home, offering the perfect setting for relaxing evenings, family gatherings, and entertaining guests. Large windows allow plenty of natural light to fill the room, creating a warm and welcoming atmosphere.

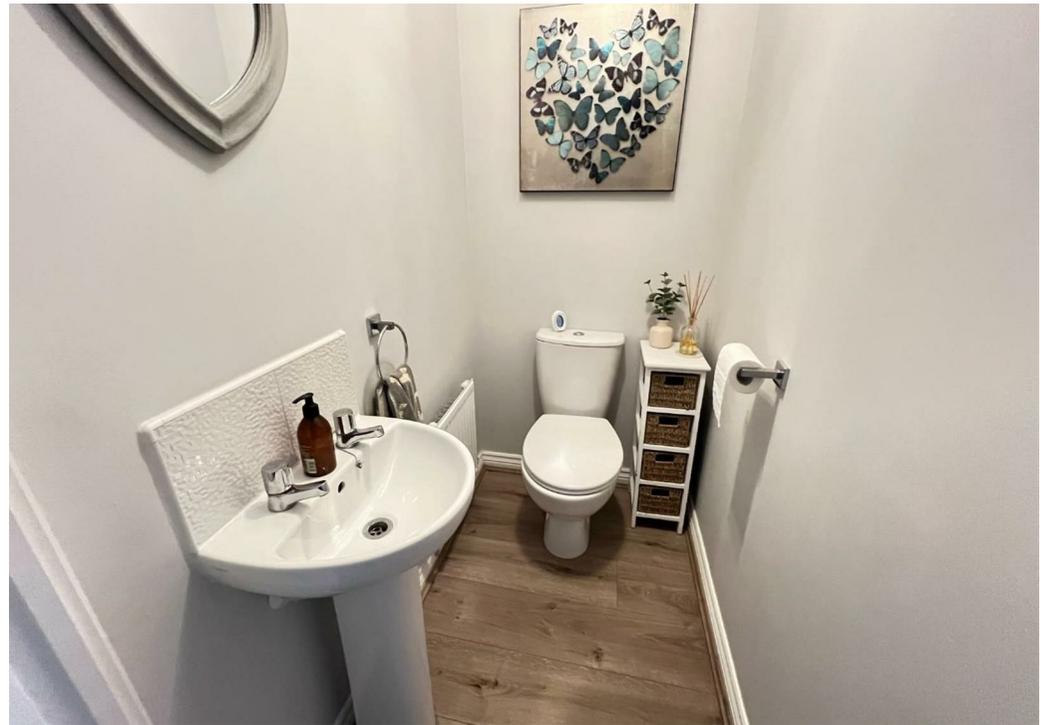
The modern kitchen is both stylish and practical, featuring contemporary units, ample worktop space, and room for appliances, making meal preparation simple and enjoyable. The ground floor also benefits from utility room recently converted from the garage and a convenient WC, an essential feature for busy households and visiting guests.

Upstairs, the property boasts four well-proportioned bedrooms, providing flexible accommodation for families, guests, or even a home office. The master bedroom enjoys the added luxury of a private en suite bathroom, creating a comfortable and peaceful retreat. The remaining bedrooms are served by a well-appointed family bathroom, finished to a modern standard.

Externally, the home continues to impress with enclosed gardens that offer a safe and private outdoor space for children, pets, or summer entertaining. To the front of the property, a driveway provides off-road parking and access offering additional storage or secure parking.

Situated on the outskirts of Bishop Auckland, the property benefits from a quiet residential environment while remaining within easy reach of local shops, schools, amenities, and transport links. This balance of tranquillity and convenience makes it an ideal choice for families and professionals alike











GROUND FLOOR

Entrance Hall

W C

Lounge

14'0" x 10'4" (4.29 x 3.15)

Dining Room

10'3" x 9'6" (3.13 x 2.92)

Breakfasting Kitchen

16'7" x 8'3" (5.07 x 2.54)

Utility

9'6" x 9'0" (2.92 x 2.76)

FIRST FLOOR

Landing

Bedroom 1

15'3" x 12'7" (4.66 x 3.84)

En Suite

Bedroom 2

10'5" x 7'8" (3.18 x 2.34)

Bedroom 3

13'2" x 8'4" (4.03 x 2.55)

Bedroom 4

10'0" x 8'7" (3.07 x 2.62)

Bathroom

EXTERNAL

AGENTS NOTES

Council Tax: Durham County Council, Band D - Approx. £2551 p.a

Tenure: Freehold

Property Construction – Standard

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains (not metered)

Sewerage – Mains

Heating – Gas Central Heating

Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – No

Probate – N/A

Rights & Easements – Unknown

Flood risk – refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – Unknown

Planning Permission – Nothing in the local area to affect this property that we are aware of.

Check with seller. Accessibility/Adaptations – any alterations or conversions etc.

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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