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The Dell, Bishop Auckland DL14 7HJ

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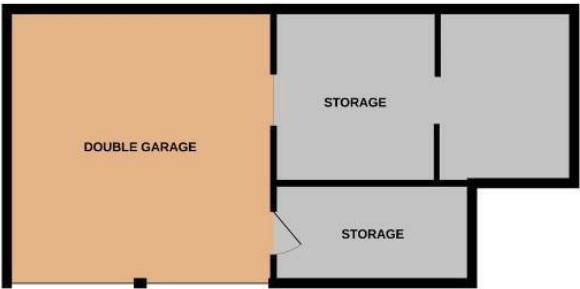
Price £370,000

Offered to the market this spacious four bedroomed detached family home with spectacular split-level garden to the rear, landscaped with mature trees, well maintained bushes and shrubbery and pond spaces. This superb family home benefits from a large double driveway and double garage which offers plenty of off street parking. Situated in a highly sought after development within a prime town centre location, the property is only approx. 0.2 miles from the town, allowing for access to a range of local amenities such as supermarkets, restaurants, schools and high street retail stores. 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.

In brief, this three storey property comprises; an entrance hallway leading into the living room, open-plan family room and dining room, kitchen, utility room, office and cloakroom to the ground floor. The first floor consist of the master bedroom with ensuite, three further bedrooms and family bathroom. To the lower floor, there is a double garage and additional storage rooms. Externally, the property has a block-paved double drive to the front of the property allowing further off street parking, hedged and low border shrubbery to the sides, with stairs leading up to the ground floor entrance with covered porch area. To the rear, the property boasts an expansive split-level garden mainly laid to lawn with well established plants, trees and shrubbery, koi pond and storage sheds, perfect for avid gardeners.

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BASEMENT



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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

Entrance Hall

13'9" x 9'6"
An extensive entrance hall with stairs ascending to the first floor.

Living Room

15'5" x 15'5"
Generously sized living room located to the front of the property with plenty of space for furniture, benefiting from decorative fireplace, neutral decor and a large bay window which provides ample natural light.

Family Room

15'8" x 15'5"
A further well-sized reception room with decorative fireplace, neutral decor and patio doors leading into the rear garden.

Dining Room

15'8" x 11'9"
Leading on from the family room is the open-plan dining space which provides ample space for a table and chairs, with access into the kitchen.

Kitchen

16'4" x 6'0"
The kitchen is fitted with a range of wood effect wall, base and drawer units, complementing works surfaces and sink/drainers.

Utility Room

13'7" x 7'10"
The utility room is fitted with a range style cooker with overhead extractor hood, with space for further free standing appliances and furniture.

Office

9'10" x 7'10"
Currently utilised as an office space, this additional room could also be used as a playroom or snug with window to the front elevation.

Master Bedroom

15'5" x 7'10"
The master bedroom is a superb space with plenty of room for a king-sized bed and further furniture, with neutral decor, fitted wardrobes and large bay window to the front elevation which provides ample natural light.

Ensuite

8'10" x 5'6"
The ensuite to the master bedroom is fitted with a corner shower cubicle, wash hand basin and WC with frosted window to the side elevation.

Bedroom Two

16'0" x 12'1"
The second bedroom is another fantastic space with plenty of room for a king-sized bed and further furniture, with fitted wardrobes, neutral decor and large window providing views over the rear garden.

Bedroom Three

12'5" x 7'10"
Bedroom three is a generous double bedroom with neutral decor and window providing views over the rear garden.

Bedroom Four

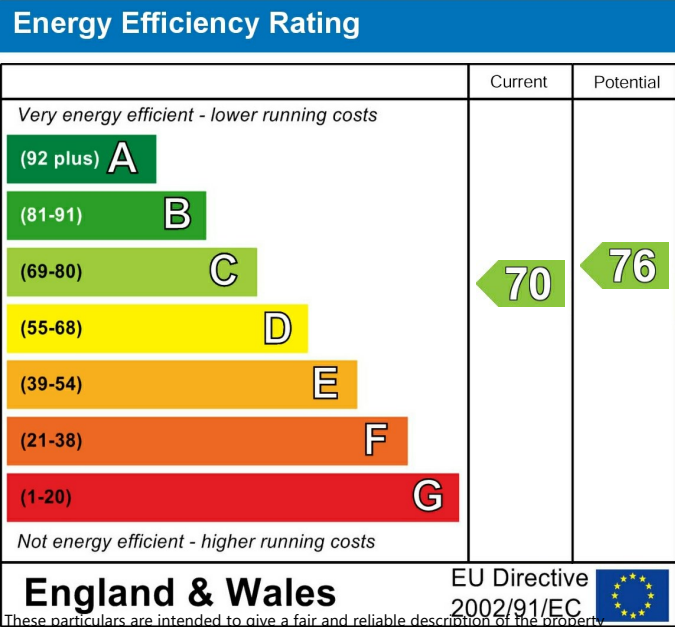
9'10" x 7'10"
The fourth bedroom is a large single room with space for further furniture, fitted wardrobe and window to the front elevation.

Bathroom

9'6" x 8'6"
The family bathroom is fitted with a free standing, roll-top bath, wash hand basin and WC. Frosted window to the rear elevation.

External

Externally, the property has a block-paved double drive to the front of the property allowing further off street parking, hedged and low border shrubbery to the sides, with stairs leading up to the ground floor entrance with covered porch area. To the rear, the property boasts an expansive split-level garden mainly laid to lawn with well established plants, trees and shrubbery, koi pond and storage sheds, perfect for avid gardeners.



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.





