



**Dene Hall Drive, DL14 6UG**  
**4 Bed - House - Semi-Detached**  
**£360,000**

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS

An absolute credit to its current owners, we are delighted to offer to the market, with no onward chain; this exceptional four bedroom semi-detached family home, complete with two bathrooms & a double garage, occupying a superb corner plot within the highly sought-after location of Dene Hall Drive, Bishop Auckland. Beautifully presented and thoughtfully extended over the years, this spacious home offers an outstanding blend of style, space and practicality, making it the ideal purchase for growing families. Further benefits include gas central heating via a combi boiler, double glazing, solar panels and excellent access to Bishop Auckland's amenities, together with superb transport links to Durham City, Darlington and Teesside.

The accommodation briefly comprises: Entrance porch leading to a welcoming hallway with stairs to the first floor & access to a useful ground floor cloak/WC, an impressive 24ft (approx) open-plan lounge/dining room with a multi-fuel burner, a delightful garden room overlooking the rear with underfloor heating & a stunning extended breakfast kitchen boasting a range of fitted wall and base units. To the first floor are three well-proportioned bedrooms & a contemporary four-piece family bathroom, whilst the second floor hosts an impressive 21ft (approx.) principal bedroom with en-suite facilities.

Externally, the property occupies a spectacular corner plot, enjoying a generous enclosed south-facing garden, predominantly laid to lawn with decking area & mature planting. To the front, a spacious driveway leads to a 22ft x 16ft (approx) double garage with an EV charging point.

This is a truly outstanding family home offering exceptional internal & external space & only via thorough internal inspection can its style, space, quality & layout be fully appreciated.

FREEHOLD  
EPC Rating: TBC  
Council Tax Band: D

#### ENTRANCE PORCH

#### ENTRANCE HALLWAY

#### GROUND FLOOR CLOAKS / WC

#### OPEN-PLAN LOUNGE/DINING AREA

24'3 x 14'10 (7.39m x 4.52m)

#### GARDEN ROOM

12'7 x 12'2 (3.84m x 3.71m)

#### BREAKFASTING KITCHEN

16'6 x 14'9 (5.03m x 4.50m)

#### FIRST FLOOR:

#### MASTER BEDROOM

15'11 x 12'0 (4.85m x 3.66m)

#### BEDROOM TWO

11'10 x 9'11 (3.61m x 3.02m)

#### BEDROOM THREE

10'11 x 8'10 (3.33m x 2.69m)

#### FAMILY BATHROOM

8'7 x 8'1 (2.62m x 2.46m)

#### SECOND FLOOR:

#### BEDROOM FOUR

21'2 x 12'1 (6.45m x 3.68m)

#### EN-SUITE SHOWER ROOM

7'0 x 5'8 (2.13m x 1.73m)

#### EXTERNALLY

#### DOUBLE GARAGE

22'8 x 16'9 (6.91m x 5.11m)

#### 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.

#### COMPLIANCE

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.

#### Agent Notes

Council Tax: Durham County Council, Band D Approx. £2662.00  
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

Sewerage – Mains

Heating – Gas

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 – Attached property has access

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 –tbc

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

Accessibility/Adaptations – No

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

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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 £42 (inc. VAT) per individual purchaser applies for carrying out these checks.



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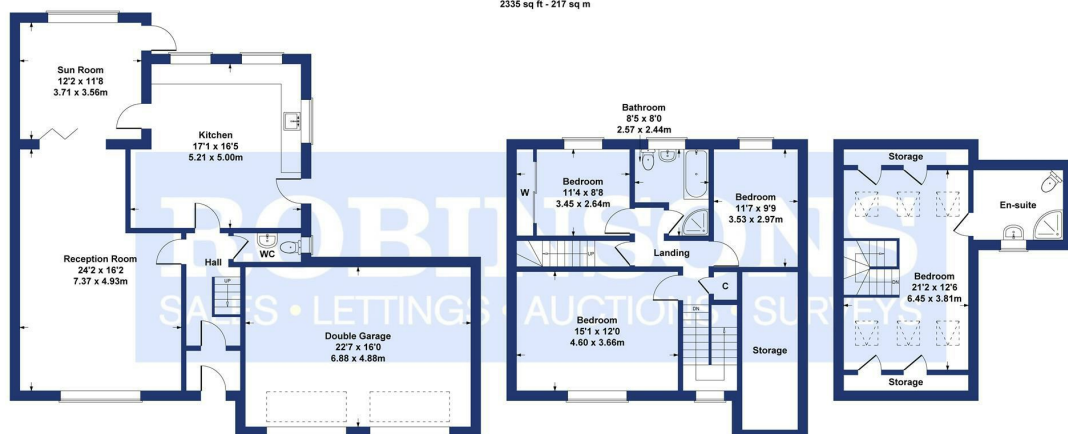
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Dene Hall Drive, Bishop Auckland

Approximate Gross Internal Area  
2335 sq ft - 217 sq m



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.  
Produced by Potterplans Ltd. 2026

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

## DURHAM

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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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