



Canney Hill, Coundon Gate
Bishop Auckland



Offers Over £400,000



Canney Hill

Bishop Auckland

- Beautifully Presented 6 Bedroom Detached
- Reception room with Wood burning stove | Six Bedrooms - 1 Bedroom used as a first floor lounge
- Modern kitchen with Breakfast Bar
- Double Garage / Driveway parking for 3 vehicles
- Three Bathrooms | Downstairs WC
- Energy Performance Certificate : B

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.

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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 the remaining rooms.

Occupying the entire second floor is the impressive principal bedroom suite, accompanied by Bedroom Six, currently arranged as a dressing room, together with access to an additional bathroom. This floor provides excellent versatility for growing families, guests, or those seeking dedicated home-working space.

All bedrooms are beautifully presented with contemporary décor and enjoy excellent natural light. The bathrooms are finished to a high specification, featuring walk-in showers, separate bath facilities, heated towel rails.

Externally, the property benefits from a beautifully landscaped rear garden incorporating an artificial lawn, decorative paving, patio seating areas, and established planting, creating a private, low-maintenance space ideal for relaxation and entertaining. Atmospheric garden spotlights create an attractive evening setting, while external water taps and electrical sockets provide added practicality for outdoor living and garden maintenance. To the front, a landscaped driveway provides ample off-road parking and access to the double garage.

This outstanding home must be viewed to fully appreciate its generous proportions, exceptional finish, and highly versatile accommodation.

Council Tax band: E

Tenure: Freehold









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

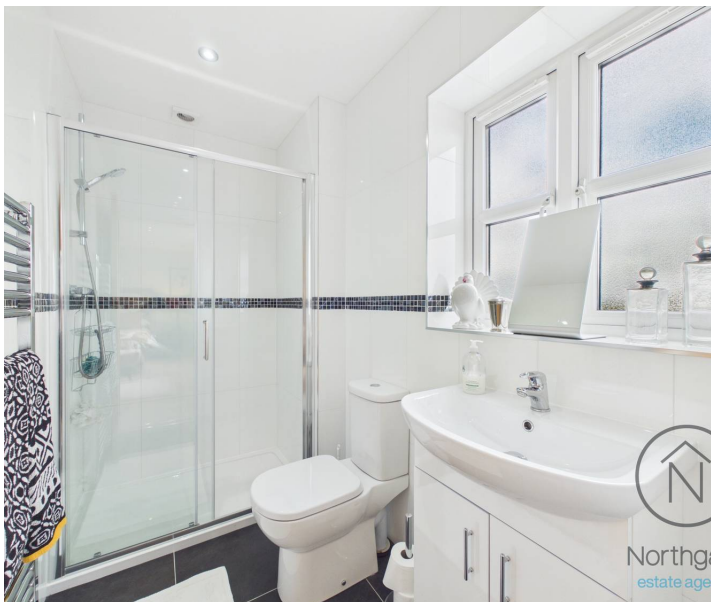
4' 9" x 3' 5" (1.45m x 1.05m)

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)

Garage

18' 11" x 18' 5" (5.78m x 5.61m)

Front Garden

Rear Garden

DOUBLE GARAGE

2 Parking Spaces

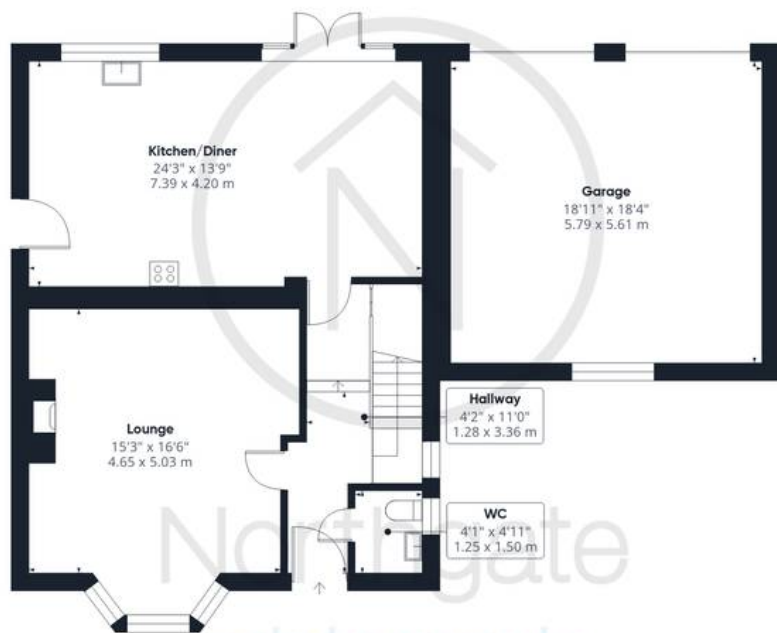
DRIVEWAY

3 Parking Spaces

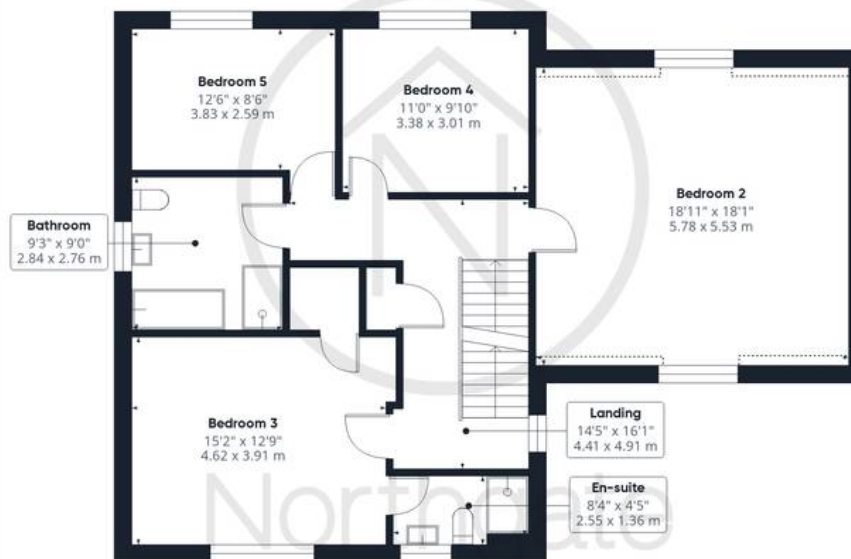




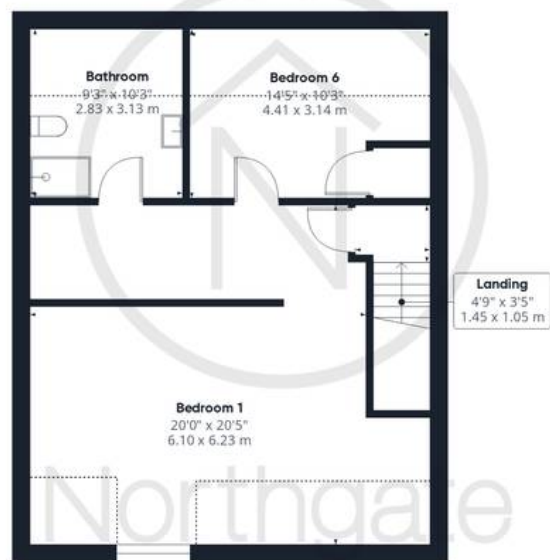




Ground Floor



Floor 1



Floor 2



Northgate
estate agents

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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