

HUNTERS[®]

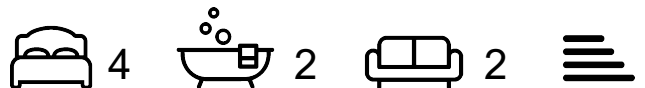
HERE TO GET *you* THERE



Campion Place

Etherley Dene, Bishop Auckland, DL14 0TS

Price £330,000



Impressive four bedroomed detached property offered for sale with no onward chain in Campion Place. Presenting an excellent opportunity for growing families, this property is set within a generous plot including a garage, large driveway and beautifully kept rear garden. Complete with plenty of storage throughout, generous room sizes and lots of natural light. Etherley Dene offers a great balance located on the outskirts of the town, while still being conveniently located near local amenities. Bishop Auckland offers a variety of shops, schools, and recreational facilities, with everything you need in easy reach.

In brief this family home accommodates; large welcoming entrance hallway, cloakroom, living room, dining room, garden room, kitchen, utility room, WC, additional utility storage as well as a study to the ground floor. The first floor accommodates; master bedroom suite including dressing room and shower ensuite, three further double bedrooms and the bathroom. Externally to the front is the large double-width driveway, garage and well maintained front garden. To the rear is the thoughtfully landscaped two-tier garden, comprising a large decking area, steps ascending to the large lawn with established borders.



Living Room 14'9" x 12'5" (4.5m x 3.8m)
Beautifully presented living room, situated to the front of the property offering ample space for furniture, with a large bay window to the front elevation providing lots of natural light.

Dining Room 10'9" x 12'5" (3.3m x 3.8m)
Double doors lead through into the dining room, providing space for a large table with chairs, window to the side and further doors lead through to the garden room.

Garden Room 12'4" x 9'10" (3.76m x 3m)
The perfect addition, providing further reception space with tranquil views over the garden.

Kitchen 10'9" x 15'8" (3.3m x 4.8m)
Timeless range of oak effect wall, drawer and base units, complementing worktops, integrated dishwasher, electric oven, four ring gas hob and space for a kitchen table with chairs.

Utility Room 11'1" x 8'2" (3.4m x 2.5m)
Fitted with units for storage and space for both a washing machine and tumble dryer. Door to the rear as well as access through to the WC, utility storage and study.

WC
Low level WC and wash basin, window to side.

Utility Storage
Utility storage area with shelving and units.

Study 10'2" x 8'10" (3.1m x 2.7m)
Located to the front with plenty of space for furniture this useful room could be used as a home office, quiet seating space or as a play room.

Master Bedroom 12'5" x 11'5" (3.8m x 3.5m)
Generous king sized suite complete with dressing room and ensuite shower room. Plenty of space for furniture and window to the front.

Dressing Room 7'6" x 6'6" (2.3m x 2m)
Fitted with wardrobes and a dressing table with drawers, window to the front.

Ensuite
Double shower enclosure with sliding door, low level WC and wash basin. Window to side.

Bedroom Two 12'9" x 9'2" (3.9m x 2.8m)
Second double bedroom with fitted wardrobes and window to the front.

Bedroom Three 9'2" x 11'5" (2.8m x 3.5m)
The third double bedroom located to the rear, with fitted wardrobes.

Bedroom Four 12'5" x 7'10" (3.8m x 2.4m)
Final double bedroom with plenty of space for furniture. Window to rear.

Bathroom
Family bathroom fitted with a low level WC, wash basin and bath with overhead shower.

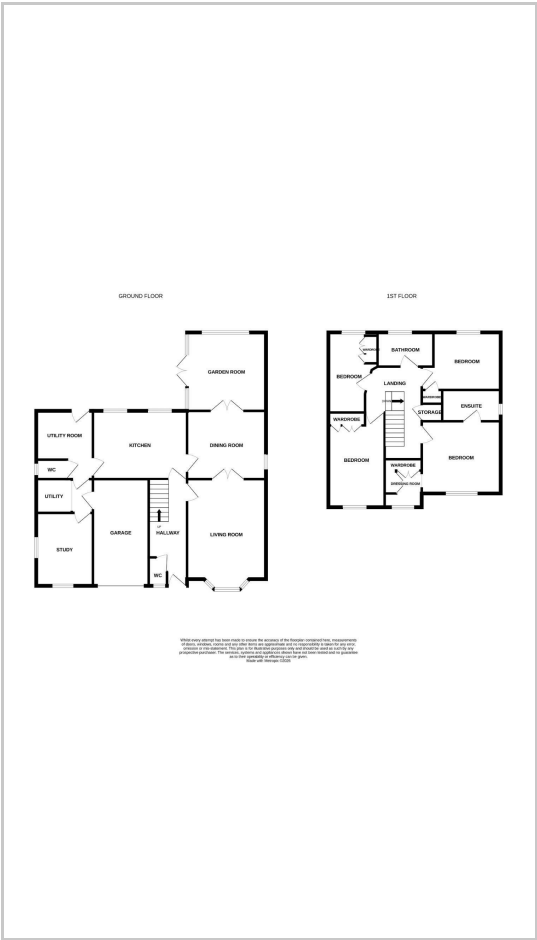
Double Drive & Garage
Double width block paved driveway leads to single garage with roller door, providing secure parking or storage space, internal door leading through to the study/utility area.

Gardens
Beautifully presented gardens front and back, the front garden is well maintained, with a focal hedge as well as lawn and gravel. Whilst the rear garden provides a perfect sanctuary. This two tiered garden is mainly lawned, with full established borders, stone wall and steps lead down to the large decking area providing space for outdoor furniture and leading into the house via the garden room and utility.

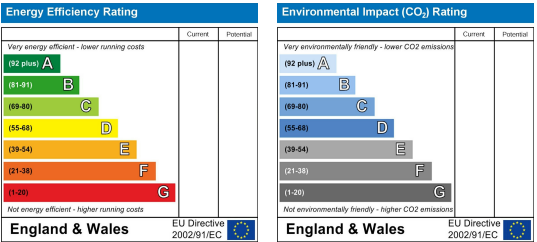
Area Map



Floor Plans



Energy Efficiency Graph



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.

THINKING OF SELLING? 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.