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Toft Hill, Bishop Auckland, DL14 0JE

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Price £250,000

Immaculately presented, four bedroomed detached family home situated in Toft Hill. The property boasts an array of fantastic attributes including a recently renovated kitchen, generously sized gated driveway with single garage, solar panels, fully insulated walls and panoramic views to the rear overlooking the stunning countryside setting. Pleasantly situated within the semi-rural village, the property is within easy reach of local amenities such as an Ofsted Rated Outstanding Primary School, two nurseries, Methodist Church and village pub, whilst further amenities such as supermarkets, popular high street stores and food outlets are located in the nearby towns Bishop Auckland and West Auckland. Located on the A68, ideal for commuters, it leads to the A1(M) and A688. The village is surrounded by open countryside, farmers fields, rolling hills and public walks.

In brief, the property comprises; an entrance hall leading through into the living room, kitchen/diner, utility room, home office and shower room to the ground floor. The first floor contains the master bedroom, three further bedrooms, wet room and family bathroom. Externally the property has a large gated driveway to the front leading to a single garage with electric door providing ample off street parking. To the rear, there is a large split level garden overlooking the scenic countryside fields. The higher level is mainly laid with artificial lawn along with patio area and storage shed. Steps lead to the lower level which hosts further artificial lawned areas, perimeter borders with well established trees, plants and shrubbery and summerhouse fitted with electric,

Hunters Bishop Auckland 147-149 Newgate Street, Bishop Auckland, DL14 7EN | 01388 311582  
bishopauckland@hunters.com | www.hunters.com



GROUND FLOOR  
947 sq.ft. (87.9 sq.m.) approx.



1ST FLOOR  
854 sq.ft. (79.3 sq.m.) approx.



TOTAL FLOOR AREA : 1801 sq.ft. (167.3 sq.m.) approx.

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		
	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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		
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**Living Room**

29'0" x 11'5"  
The bright and spacious living room is located to the rear of the property offering plenty of space for both living and dining furniture, benefiting from neutral decor, electric fire with feature surround and two sliding doors to the rear of the property enjoying panoramic views overlooking the surrounding countryside.

**Kitchen**

14'9" x 13'1"  
The kitchen has been recently refitted, containing a range of modern base and pan draws, complementing quartz work surfaces, splash backs and sink/drainage unit. Benefiting from an integrated dishwasher, oven with separate grill, induction hob and overhead extractor hood, along with space for further free standing appliances and the breakfast bar offers a great seating space.

**Utility**

6'6" x 5'2"  
The utility room provides additional storage along with room for a washing machine and dryer.

**Shower Room**

8'0" x 7'6"  
Fitted with a large walk in shower cubicle, heated towel rail, WC and wash hand basin.

**Office**

10'4" x 6'6"  
Accessed via the rear porch is the home office with views overlooking the garden and access leading through to the garage.

**Master Bedroom**

15'1" x 14'0"  
The master bedroom is a generously sized double bedroom, offering plenty of space for a king sized bed and further furniture, benefiting from neutral decor, dual

fitted built in wardrobes and large window to the rear elevation providing ample natural light and fantastic views over the rolling country fields.

**Bedroom Two**

14'9" x 10'2"  
The second bedroom is another substantial double bedroom with neutral decor and large window to the rear elevation.

**Bedroom Three**

11'7" x 11'4"  
The third bedroom is a good size double bedroom with built in wardrobe, neutral decor and window to the front elevation.

**Bedroom Four**

14'1" x 9'8"  
The fourth bedroom is a double bedroom with window to the rear elevation.

**Bathroom**

8'2" x 6'6"  
The family bathroom is fitted with a panelled bath, WC and wash hand basin.

**Wet Room**

6'3" x 5'9"  
The wet room is fitted with a walk in shower, WC and wash hand basin.

**Garage**


13'9" x 10'4"

**External**

Externally the property has a large gated driveway to the front leading to the single garage providing ample off street parking. To the rear, there is a large split level garden overlooking the scenic countryside fields. The higher level is mainly laid with artificial lawn along with patio area and potting shed. Steps lead to the lower level which hosts further artificial lawned areas, perimeter

borders with well established trees, plants and shrubbery and summerhouse fitted with electric.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
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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.























