



RYAN JAMES

ESTATE AGENTS

A bespoke & personal service, defined by expertise.



Deneburn Court Etherley Lane, Bishop Auckland DL14 7QR

£450,000

Deneburn Court is an exclusive development of four bespoke, five bedroom individually designed detached family homes that enjoy an enviable position in the heart of the desirable Etherley Dene area of Bishop Auckland on a secluded gated residential cul de sac and is arguably one of the prime locations in the town. The development is ideally situated to take advantage of everything Bishop Auckland has to offer, situated a short distance away from both Tindale retail park and the town centre and has the advantage of being in the catchment area for a range of outstanding Ofsted rated schooling. The properties are being built by Appleton Homes, a North East based, very successful and established family firm with a keen eye for detail whose aim is to create bespoke properties to support modern day living, with each development being completely tailored to their prospective client's expectations. Reserve now for your chance to choose your own finish. Call 01388 737483 to discuss your requirements or to arrange a site visit.



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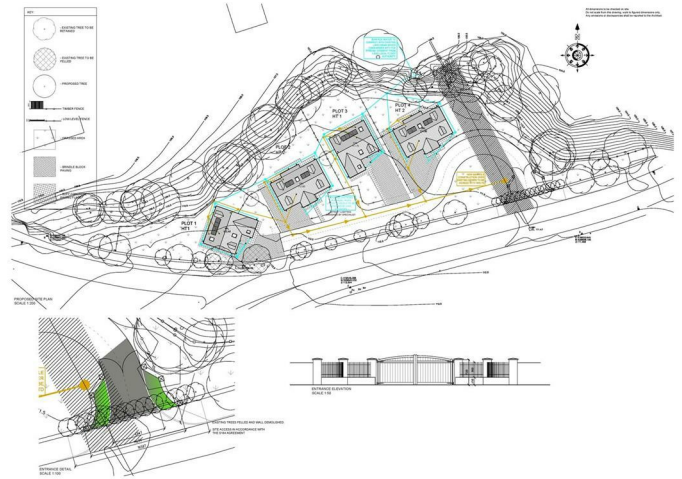
RYAN JAMES ESTATE AGENTS

Deneburn Court

An exclusive development of four, five bedroom individually designed homes of significant style and outstanding quality.

COMING SOON

Register your interest by contacting Ryan James on



W ryanjamesestateagent.co.uk T 01388 737483 E bishop@ryanjamesestateagents.co.uk

136 Newgate Street, Bishop Auckland, DL14 7EH



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Site Plan

The Monk

The Monk is Five bedroom accommodation over three floors and in brief, comprises an entrance hallway, a lounge with French Doors, a modern/fitted open plan kitchen/diner with integrated appliances & bi-folding doors, a useful utility room, a cloakroom/wc, a first floor landing, two double bedrooms with luxurious en suite shower rooms, a further double bedroom, a house bathroom, a second floor landing, two double bedrooms, an office room and a house bathroom. To the exterior a landscaped rear garden and a length driveway leading to the integral garage. Plots 1 & 3

The Barrington

The Barrington is Five bedroom accommodation over three floors and in brief, comprises an entrance hallway, a living room with French Doors, a modern/fitted open plan kitchen/diner with integrated appliances & bi-folding doors, a useful utility room, a cloakroom/wc, a first floor landing, two double bedrooms with luxurious en suite shower rooms, a further two double bedroom, a house bathroom, a second floor landing, a spacious master bedroom with an en suite shower room & dressing room. To the exterior a landscaped rear garden and a length driveway leading to the integral garage. Plots 2 & 4

Kitchen

- Quality fitted kitchen with feature worktop & upstand
- Bi-fold door to external patio for outdoor living
- One and a half bowl stainless steel sink with mixer tap
- Flooring to kitchen/dining area
- Electric oven
- Electric combination/microwave oven
- Electric induction hob with splashback
- Integrated fridge/freezer
- Integrated dishwasher
- Separate utility room with space for washing machine & dryer

Bathroom, Cloakroom & En-Suite

- Quality fitted sanitary ware
- Chrome finished taps & fittings
- Heated mirror to bathroom & en-suite
- Ceramic tiling to walls & floors
- Heated towel rail to bathroom & en-suite
- Thermostatic showers
- Shaver points

Electrical & Mechanical

- Recessed downlighter or pendant provided to all rooms
- TV & BT points to selected rooms with provision for satellite TV
- Smart thermostat
- Smoke detectors
- Mains door bell
- Unvented hot water cylinder
- Intruder alarm system

External Features

- External lighting to front & rear of the property
- Gardens to be turfed & landscaped
- Lengthy driveway providing off street parking for a number of vehicles
- Integral Garage
- External water tap & external socket



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Energy Saving Features

- Gas central heating with 'A' rated energy efficient boiler
- LED Downlighters to all rooms with energy saving light bulbs elsewhere

Warranty

10 year new build warranty provided by Premier Guarantee.

Builder

Use this link to access the builders, Appleton Homes, website page:
<http://www.appletonhomeslimited.co.uk/>

Free Valuation

If you are looking to sell a property Ryan James Estate Agents offers a FREE NO OBLIGATION market appraisal service designed to give you the best advice on marketing your property. Contact our Bishop Auckland team on 01388 737477 to book an appointment.

Mortgage Advice

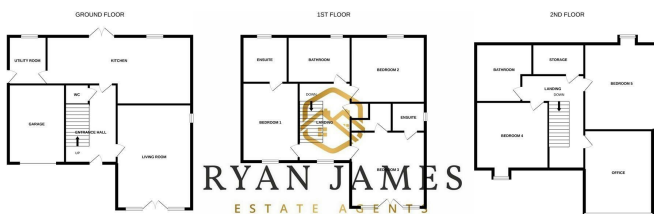
Ryan James Estate Agents are keen to stress the importance of seeking independent mortgage advice. If you are in need of mortgage advice our team will be pleased to make you an appointment with our in house independent mortgage advisor.

*** Remember your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it ***

Freehold

Ryan James Estate Agents believes the property is freehold but we always recommend verifying this with your solicitor should you decide to purchase the property.

1. Fixtures and fittings other than those included in the above details are to be agreed with the seller through separate negotiation.
2. Ryan James Estate Agents has not tested any services, appliances or heating and no warranty is given or implied as to their condition.
3. All measurements are approximate and intended as a guide only. All our measurements are carried out using a regularly calibrated laser tape but may be subject to a margin of error
4. The Floorplans that are provided are purely to give an idea of layout and as such should not be relied on for anything other than this. It is highly likely the plans do not show cupboards, indents, fireplaces or recesses and are not drawn to scale or with doors, staircases and windows in the correct scale or position. Buyers must satisfy themselves of any size or shape before committing to any expense.
5. All EPC's are generated by a third party and Ryan James Estate Agents Ltd accepts no liability for their accuracy.



While every effort has been made to ensure the accuracy of the floorplans contained here, measurements of rooms, sections, floors and any other details are approximate and are not responsible to Ryan James Estate Agents. This plan is for guidance purposes only and should be used as such for any prospective purchaser. The accuracy, content and appearance of these plans are not warranted and no guarantee is given for their accuracy or otherwise. Contact your agent for more information.

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

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

