



RYAN JAMES

ESTATE AGENTS

A bespoke & personal service, defined by expertise.



3 Deneburn Court, Bishop Auckland Etherley Lane DL14 6UQ

£425,000

Ryan James is delighted to present to the market this detached five bedroom executive new build property is one of just four bespoke built houses on the new Deneburn Court development that enjoys 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, being a short distance away from both Tindale retail park and the town center 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. Over three floors the internal accommodation comprises an entrance hall, a lounge, a modern/fitted kitchen diner, a utility room, a first-floor landing, two double bedrooms both with stunning en suite shower rooms, a further first-floor double bedroom, a modern three piece house bathroom, a second-floor landing, two double bedrooms, a good-sized office, and a modern three piece house bathroom. To the exterior of the property, there is a lengthy driveway leading to the integral garage providing ample off-street parking for a number of vehicles whilst to the rear an enclosed landscaped garden.



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The Accommodation Comprises

Entrance Hall

Living Room

20'6 x 12'1 (6.25m x 3.68m)

Kitchen/Diner

20'9 x 19'2 (6.32m x 5.84m)

Utility Room

7'3 x 7'2 (2.21m x 2.18m)

WC

First Floor Landing

Bedroom One

16'7 x 9'1 (5.05m x 2.77m)

En Suite Shower Room

Bedroom Two

12'1 x 11'8 (3.68m x 3.56m)

En Suite Shower Room

Bedroom Three

14'1 x 12'1 (4.29m x 3.68m)

House Bathroom

Second Floor

Bedroom Four

9'5 x 9'5 (2.87m x 2.87m)

Bedroom Five

12'1 x 10'4 (3.68m x 3.15m)

Office

16'4 x 7'5 (4.98m x 2.26m)

Second Floor Bathroom

Exterior

Garage

16'4 x 9 (4.98m x 2.74m)

Front & Rear Gardens





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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

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/>





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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.

Disclaimer

Images are for marketing purposes and are taken from 2 Deneburn Court to showcase the standard and finish of the development & dwellings.





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| 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 | |

