



Darlington Road, West Auckland, DL14 9HT
4 Bed - Bungalow - Detached
£375,000

Robinsons are pleased to welcome this unique and immaculately presented dormer bungalow to the market. The property situated on the sought-after Darlington Road benefits from stunning views over open fields whilst still conveniently positioned close to the nearby market town of Bishop Auckland benefitting from access shops, local amenities, transport links and retail park.

The property benefits from two reception rooms, open plan living/kitchen/dining area, a master bedroom with stunning views to the rear and also including an en-suite. There is a further 3 bedrooms and a family bathroom all fitted to a very high standard. In addition, there are two useful utility rooms, a large attic room and double garage.

Externally the property sits in a private location with an electric gates opening to a large block paved driveway with space for 4 to 5 cars. To the sides and rear the property is enhanced further by large gardens with lawn and patio featuring an external garden room which is fully double glazed, fitted with laminate flooring and electric points installed. A new boiler was fitted in the property in January 2022.

We anticipate the demand will be high with this property and viewing is essential.

To view this property call us today on 01388 458 111.



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FIRST FLOOR

Entrance Hall

11'9" x 6'5" (3.60 x 1.98)

UPVC double glazed entrance door, gas central heating radiator.



Living Room

24'4" x 13'6" (7.42 x 4.12)

UPVC double glazed window, UPVC double glazed patio doors, gas central heating radiator, log burning stove, fitted carpets.

Reception Room 2

12'0" x 9'8" (3.68 x 2.96)

UPVC double glazed windows, gas central heating radiator, fitted carpets, two built in storage cupboards.

Living/Kitchen/Dining Room

24'3" x 23'10" (7.40 x 7.27)

Two UPVC double glazed windows, UPVC double glazed patio doors opening to garden, fitted kitchen units and worktops, integrated electric double oven, space for fridge/freezer, central island with integrated gas hob, AGA cooker, space for living/dining furniture, tiled flooring, solid wood staircase leading to first floor, integrated speakers into the ceiling.



Utility Room 1

5'11" x 6'0" (1.81 x 1.84)

UPVC double glazed window, UPVC rear door, fitted units and worktops, belfast sink and mixer tap.

Utility Room 2

UPVC double glazed windows, fitted units and worktops, space/plumbing for appliances, tiled flooring.

Hallway

Fitted carpets, gas central heating radiator, storage cupboard.

Bedroom 2

12'9" x 10'5" (3.90 x 3.18)

UPVC double glazed window, gas central heating radiator, built-in wardrobes and shelves, fitted carpets.

Bedroom 3

9'10" x 9'10" (3.01 x 3.01)

UPVC double glazed window, gas central heating radiator, fitted carpets, built-in sliding wardrobes, storage cupboard, access to attic room via stairs.

Bedroom 4

12'6" x 8'1" (3.82 x 2.48)

UPVC double glazed windows, gas central heating radiator, fitted carpets, storage cupboard.

Bathroom

8'10" x 8'4" (2.70 x 2.55)

UPVC double glazed window, heated towel rail, freestanding bath, mirror TV positioned at the end of the bath, w/c, hand basin with storage unit, separate shower unit, LVT flooring.

Garage

17'7" x 17'1" (5.38 x 5.21)

SECOND FLOOR

Master Bedroom

38'1" x 17'8" (11.63 x 5.40)

L-Shape master bedroom, large panoramic windows with views across open fields, UPVC double glazed window, four double glazed rooflights, two gas central heating radiators, 3 built-in wardrobes, fitted carpets and en-suite shower room.

En-Suite

11'4" x 7'0" (3.47 x 2.15)

Wet room with double glazed window, gas central heating radiator, walk in shower area, w/c and hand basin.

Attic Room

22'4" x 9'9" (6.83 x 2.98)

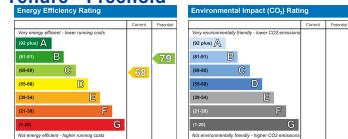
Two double glazed roof lights, gas central heating radiator, fitted carpets, under eaves storage, door to loft space.

EXTERNAL

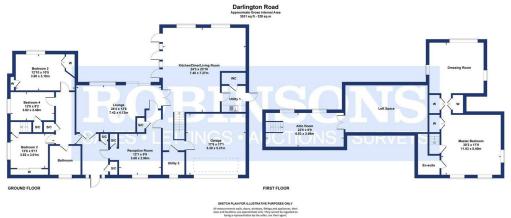
Electric gated entrance opening to large block paved driveway to the front with space for 3 to 4 cars.

Extensive gardens with lawn and patio to the sides and rear, raised borders, wooden log store and bin store.

Tenure - Freehold



Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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