



**Roast Calf Lane, Bishop Middleham, DL17
9AT**
3 Bed - House - Detached
Offers Around £194,950

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

We are thrilled to offer for sale with no onward chain, this stunning three bedroom detached house on Roast Calf Lane, within the highly sought after, semi-rural location of Bishop Middleham. This well proportioned residence is the perfect purchase for the family, has easy access to all of the immediate amenities offered within the area & surrounding villages, is within excellent commuting distance to all major road networks leading to Durham City, Darlington & Teesside & benefits further from gas central heating via a 2021 re-fitted combi boiler & 2021 re-fitted double glazing. In brief, this deceptively spacious property comprises: Welcoming entrance lobby with access through to a 22ft (approximately) open-plan lounge/dining area with window to front elevation & patio doors through to a useful conservatory which enjoys views over the rear garden, an inner hallway with stairs to the first floor & ground floor cloaks/wc & a kitchen with a range of fitted wall & base units. The first floor landing boasts three good sized bedrooms & a family bathroom with modern three piece suite. Externally, the property occupies an excellent sized plot with a lovely enclosed South-West facing garden to rear which is largely laid to lawn; whilst to the front there is a double driveway providing ample vehicle parking & a single garage in addition. This is a superb opportunity for a family to acquire this tastefully decorated dwelling within this popular, yet quaint village location. Thorough internal inspection comes highly recommended in order to fully appreciate the style, layout, standard & size of this remarkable home for sale.

FREEHOLD
EPC Rating: D
Council Tax Band: D

ENTRANCE HALLWAY

LOUNGE / DINING ROOM
23'1 x 10'8 (7.04m x 3.25m)

CONSERVATORY
9'10 x 7'7 (3.00m x 2.31m)

KITCHEN
10'0 x 9'4 (3.05m x 2.84m)

GROUND FLOOR CLOAKS / WC

FIRST FLOOR LANDING

MASTER BEDROOM
13'2 x 10'4 (4.01m x 3.15m)

BEDROOM TWO
10'3 x 9'7 (3.12m x 2.92m)

BEDROOM THREE
10'1 x 7'2 (3.07m x 2.18m)

FAMILY BATHROOM

EXTERNALLY

SINGLE GARAGE

DISCLAIMER

Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

COMPLIANCE

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



OUR SERVICES

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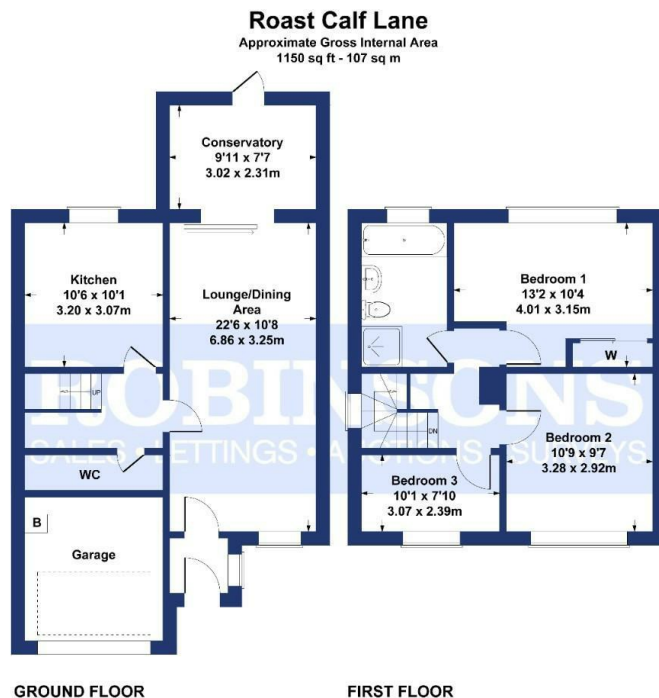
Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023

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		
	61	83
England & Wales	EU Directive 2002/91/EC	

DURHAM

1-3 Old Elvet

DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

DURHAM REGIONAL HEAD OFFICE

19A old Elvet

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CHESTER-LE-STREET

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E: info@robinsonscs.co.uk

BISHOP AUCKLAND

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CROOK

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SPENNYMOOR

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SEDFIELD

3 High Street

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WYNYARD

The Wynd

TS22 5QQ

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E: info@robinsonswynyrd.co.uk

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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