



Stoneybeck, Bishop Middleham, DL17 9BN  
3 Bed - House - Detached  
£219,950

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Situated pleasantly within the highly sought after, semi-rural location of Bishop Middleham; we are thrilled to offer for sale this extended, detached family home with three double bedrooms on Stoneybeck. This well appointed property has been extended to both front & rear elevations & benefits further from gas central heating & double glazing throughout. Having easy access to all of the local amenities offered in & around Bishop Middleham, the property is only a 5 minute drive into the neighbouring village of Sedgfield & is also within superb commuting distance to all major road links leading to Durham City, Darlington & Teesside. This is the perfect opportunity for the family to acquire this tastefully decorated residence which briefly comprises: Welcoming entrance lobby which leads through to a spacious hallway/snug area, ground floor cloaks/wc, a stunning 23ft (approximately) lounge, separate dining room which has access to the rear garden & breakfasting kitchen with a range of fitted wall & base units. The first floor landing boasts three double bedrooms & a family bathroom with panelled bath & rain shower. Externally, the front elevation is South-facing & enjoys a lawned area with spacious driveway providing parking for up to four vehicles & a 27ft (approximately) garage. The rear gardens are enclosed & boast a range of mature plants, trees & shrubs. Thorough internal viewing comes highly recommended in order to fully appreciate the style, space, layout & quality of this exceptionally well presented residence for sale.

**EXTERNALLY****SINGLE GARAGE**

FREEHOLD

EPC Rating: TBC

Council Tax Band: C

**ENTRANCE HALLWAY****GROUND FLOOR CLOAKS / WC****LOUNGE**

23'0 x 11'6 (7.01m x 3.51m)

**SEPARATE DINING ROOM**

14'10 x 8'4 (4.52m x 2.54m)

**KITCHEN**

11'9 x 8'4 (3.58m x 2.54m)

**FIRST FLOOR LANDING****MASTER BEDROOM**

10'11 x 10'8 (3.33m x 3.25m)

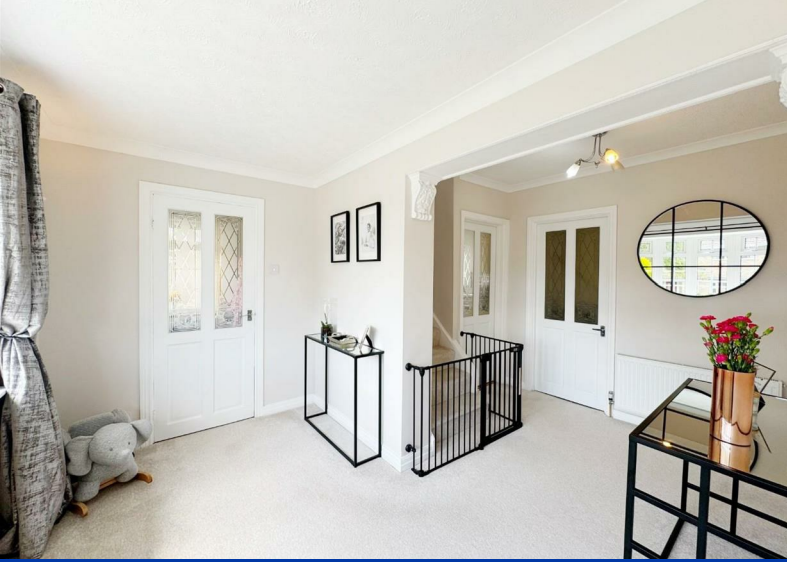
**BEDROOM TWO**

12'1 x 9'8 (3.68m x 2.95m)

**BEDROOM THREE**

9'4 x 8'4 (2.84m x 2.54m)

**FAMILY BATHROOM**



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Strategic Marketing Plan

Dedicated Property Manager

## Stoneybeck, Bishop Middleham, DL17 9BN

Approximate Gross Internal Area  
1141 sq ft - 106 sq m



GROUND FLOOR

FIRST FLOOR

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. 2021

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
105-91	B		
89-85	C		
75-84	D		
59-64	E		
43-58	F		
17-42	G		
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	A		
102-91	B		
89-80	C		
75-64	D		
59-54	E		
43-38	F		
17-20	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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  
DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

### CHESTER-LE-STREET

45 Front Street  
DH3 3BH

T: 0191 387 3000

E: info@robinsonscs.co.uk

### BISHOP AUCKLAND

120 Newgate Street  
DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

### CROOK

Royal Corner  
DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

### SPENNYMOOR

11 Cheapside  
DH16 6QE

T: 01388 420444

E: info@robinsonsspenny Moor.co.uk

### SEDFIELD

3 High Street  
TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

### WYNYARD

The Wynd  
TS22 5QQ

T: 0174 064 5444

E: info@wynyardfineandcountry.co.uk

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3 High Street, Sedgefield, TS21 2AU | Tel: 01740 621777 | info@robinsonssedgefield.co.uk  
www.robinsonsestateagents.co.uk