



Kellaw Close, Bracks Farm, DL14 7GB
4 Bed - House - Detached
£1,300

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Kellaw Close

Bracks Farm, DL14 7GB

Welcome to this attractive, detached house which is well positioned on a generous size corner plot on Kellaw Close with parking for multiple vehicles. This property boasts four spacious bedrooms and two reception rooms, making it perfect for a growing family or those in need of extra space.

Step inside to discover a home in immaculate condition throughout, ready for you to move in and make it your own. The house is warmed by a gas combination boiler and is fully UPVC double glazed. The accommodation comprises; welcoming hallway with cloakroom/WC. Lounge with bay window to front aspect and two side aspect windows. The open plan kitchen/dining room overlooks the rear gardens and has a range of wall, base and drawer units with integrated appliances and space for dining table. A further reception room located off the dining area and would be ideal for a TV room or play room for children. To conclude the ground floor there is a useful utility room with wall and base units and space for washing machine.

To the first floor there are four bedrooms, three of those having fitted wardrobes and the main bedroom having a en-suite shower room. Family bathroom with three piece suite.

Situated on a large corner plot, this house offers ample parking for multiple cars, a rare find in this area. The enclosed rear garden provides a peaceful and pleasant outlook and is mostly laid to lawn with a paved patio area, ideal for relaxing or entertaining guests.

Kellaw Close is conveniently located in Bishop Auckland and is within a short drive away from a wide range of shopping amenities and health care facilities. Primary and secondary schooling are close by, making this an ideal position for families.

Bond £1300 | Energy Efficiency Rating D | Council Tax band D

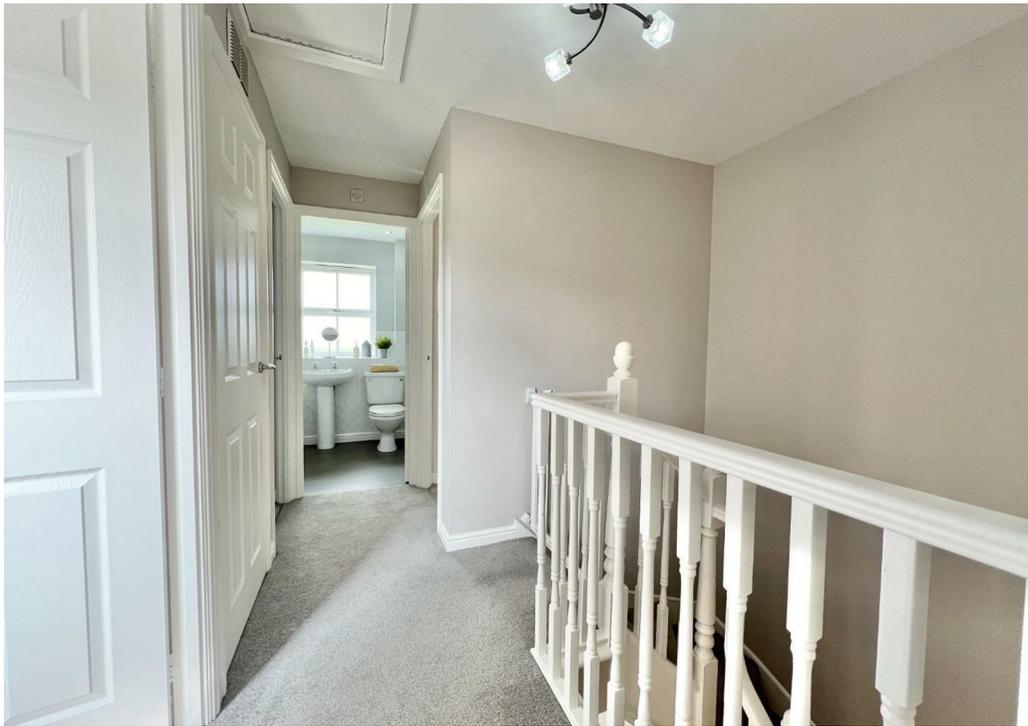
Specifications: Professionals only, families with children accepted, pets considered and no smokers.

Required Earnings: Tenant Income £39,000 - Guarantor Income £46,800 (if required)













GROUND FLOOR

Entrance hallway

Cloakroom/WC

Lounge

13'8x11'6 (4.17mx3.51m)

Kitchen

21x9'5 (6.40mx2.87m)

Utility Room

6'7x4'8 (2.01mx1.42m)

2nd Reception Room

11'5x7'9 (3.48mx2.36m)

First Floor Landing

Bedroom One (front)

11'8x11'8 (3.56mx3.56m)

En-suite Shower Room

Bedroom Two (rear)

12'5x9'3 (3.78mx2.82m)

Bedroom Three (rear)

9'7x9'6 (2.92mx2.90m)

Bedroom Four (Front)

15'4x6'6 (4.67mx1.98m)

Bathroom

Outside Storage Room

8'1x4'8 (2.46mx1.42m)

Previously the garage but now converted to a useful storage room.

VIEWINGS

Viewings are by appointment only, please contact Robinsons to arrange yours.

AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 7Mbps, Superfast 30Mbps, Ultrafast 1000

Mobile Signal/Coverage: Good

Tenure: Freehold

Council Tax: Durham County Council, Band D- Approx. £2431 (min)

Energy Rating: C

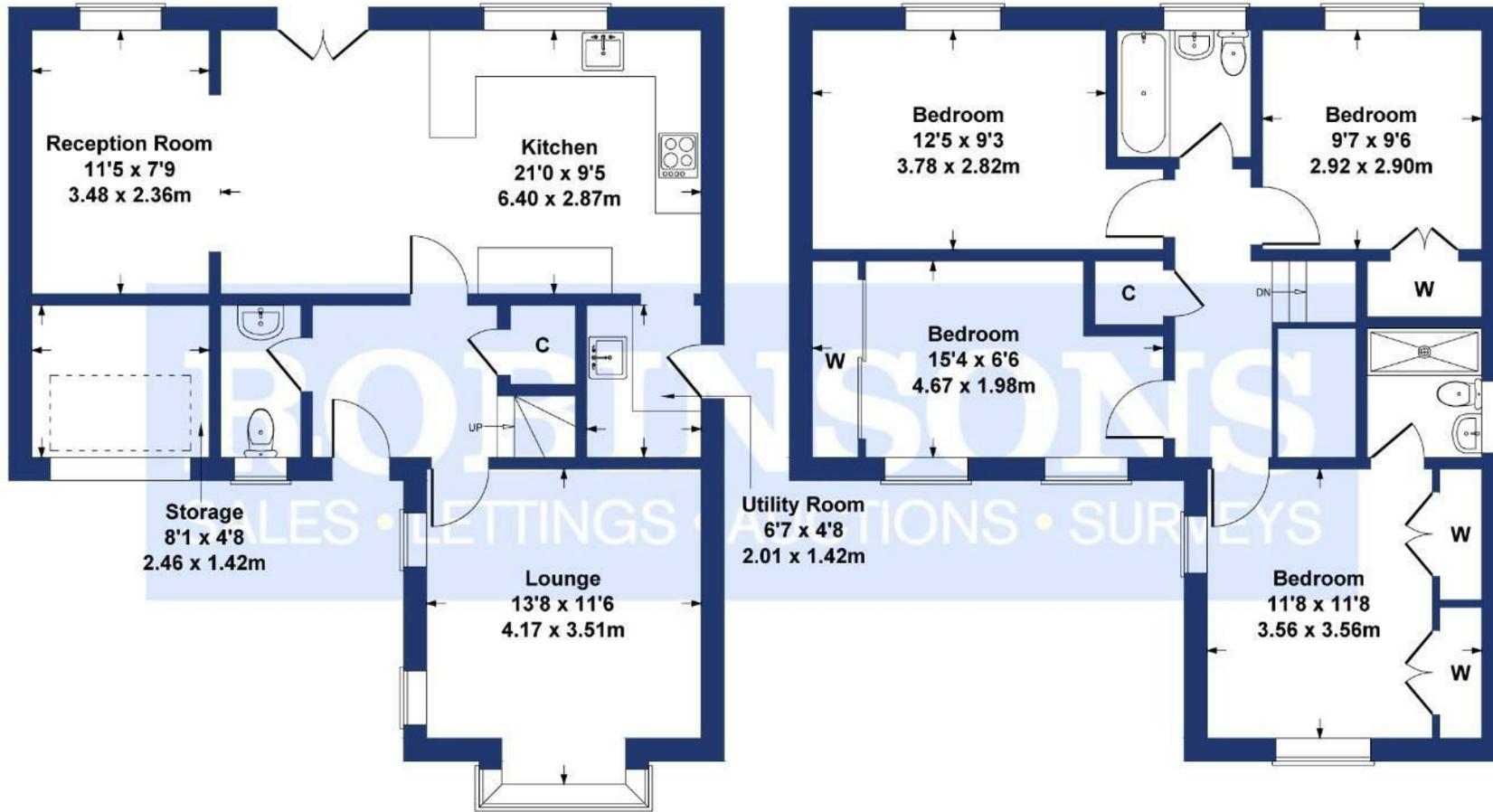
Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.



Kellaw Close Bishop Auckland

Approximate Gross Internal Area
1385 sq ft - 129 sq m

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(82 plus)	A		87
(61-81)	B		
(49-60)	C	76	
(35-48)	D		
(23-34)	E		
(13-22)	F		
(1-12)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



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. 2024

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. 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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