



Manor Court, St. Helen Auckland, DL14 9FD  
4 Bed - Bungalow - Dormer Detached  
£350,000

**ROBINSONS**  
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## Manor Court St. Helen Auckland, DL14 9FD

Robinson are delighted to offer for sale this unique and stunning four/five bedroom detached family dormer bungalow situated on an extensive secluded plot located in the ever popular locality of St Helens on the outskirts of the historic market town of Bishop Auckland with excellent local amenities close by and a regular bus service allowing for access to neighbouring towns and villages as well as Durham and Darlington. The A68 is close by leading to the A1(M), ideal for commuters.

The home stands as a credit to its current owner and has been finished to a very high standard throughout boasting quality fixtures & fittings making this the ideal purchase for any growing family. The home has been much improved internally and enjoys a large flexible floorplan that briefly comprises:- Reception Hall, superb L shaped Lounge/Dining Room, Garden Room, Sitting Room which can also be used as a fifth bedroom, eye catching modern Kitchen, ground floor WC and ground floor Bedroom with Wet Room. To the first floor there are a further 3 double Bedrooms with the Master enjoying an En Suite and walk in dressing area with fitted robes, and a modern family Bathroom. Externally, to the front of the property there is a lawned garden and large gravelled driveway providing off street parking for numerous vehicles, leading to a double garage which provides secure storage and parking for two vehicles. To the rear of there is a stunning private rear garden which is mainly laid to lawn enjoying large flagged patio being ideal for seating and additional flagged seating area whilst to one side it is gravelled with further decked seating area. To the other side of the property there is further garden with timber frame storage sheds.

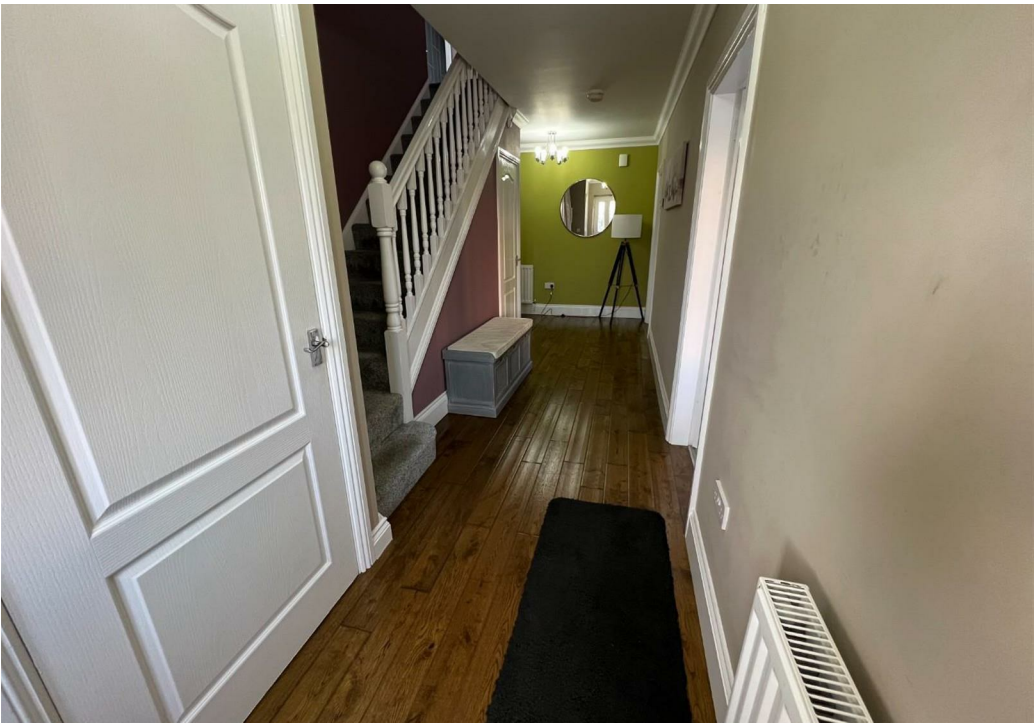
In summary a fabulous family home that must be viewed to be fully appreciated!

Energy Efficiency Rating TBC, Council Tax Band E, Tenure Freehold

To arrange a viewing please call Robinsons on 01388 458111























## GROUND FLOOR

### Entrance Hall

### Lounge/ Dining Room

22'2" x 22'8" (6.78m x 6.91m )

### Garden Room

14'5 x 10'11 (4.39m x 3.33m)

### Sitting Room/ Bedroom 5

12'11 x 11'12 ( 3.94m x 3.35m)

### Breakfasting Kitchen

15'0" x 14'6" 9'2" (4.59 x 4.43 2.81)

### Bedroom 2

15'1 x 8'10 (4.60m x 2.69m)

### Wet Room

### WC

## FIRST FLOOR

### Landing

### Master Bedroom

18'3 x 13'7 (5.56m x 4.14m)

### Dressing Room and En Suite

### Bedroom 3

15'4" x 13'0" 11'8" (4.69m x 3.98m 3.57)

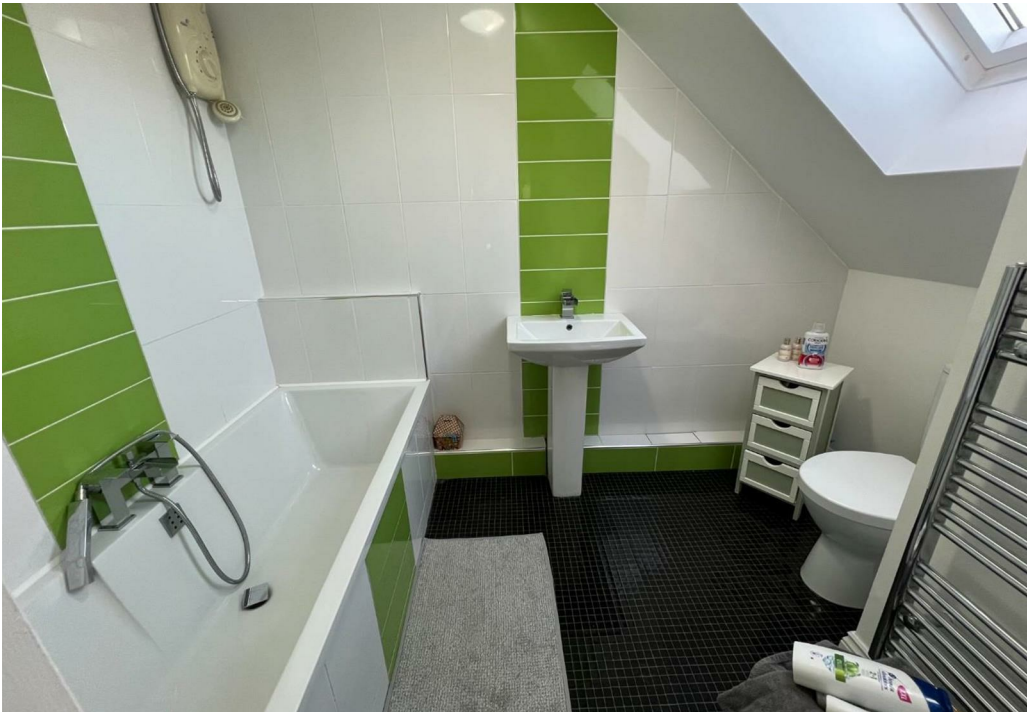
### Bedroom 4

12'4" x 11'9" (3.78m x 3.59)

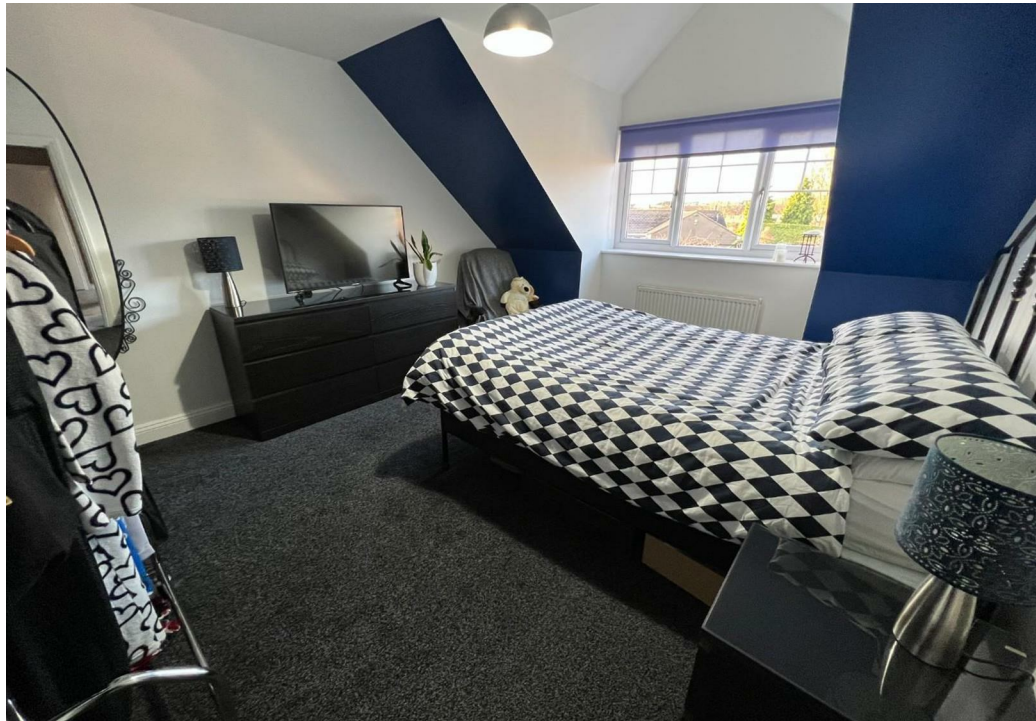
### Family Bathroom

## EXTERNAL

### Double Garage









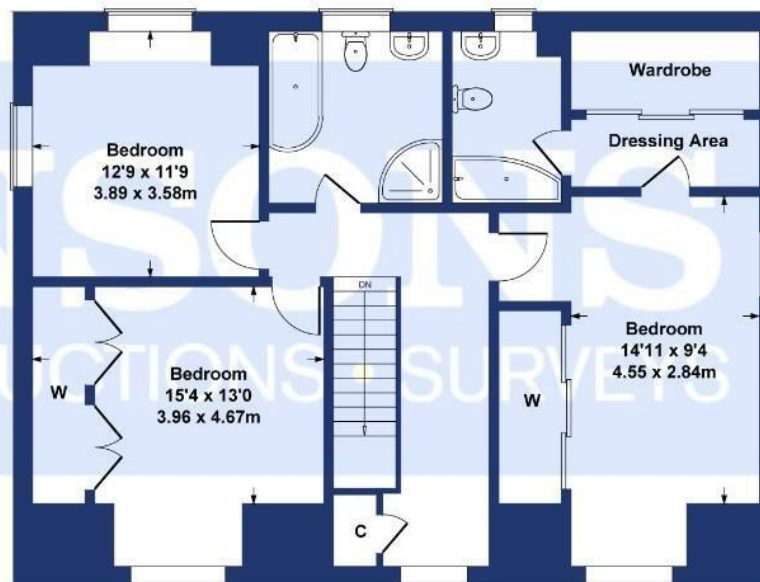
# Manor Court

Approximate Gross Internal Area  
2491 sq ft - 231 sq m

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
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. 2022

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.





120 Newgate Street, Bishop Auckland, DL14 7EH  
Tel: 01388 458111  
[info@robinsonsbishop.co.uk](mailto:info@robinsonsbishop.co.uk)  
[www.robinsonsestateagents.co.uk](http://www.robinsonsestateagents.co.uk)

