



Newlands Avenue, DL14 6AL
3 Bed - Bungalow - Dormer Detached
£320,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Newlands Avenue , DL14 6AL

* NO FORWARD CHAIN *

Robinsons are proud to present to the sales market this exceptional three double bedroom dormer bungalow, offering an outstanding blend of space, versatility, and refined living. Thoughtfully designed and finished to an exemplary standard throughout, this elegant home showcases high-quality fixtures and fittings, complemented by sophisticated contemporary décor and premium flooring. It is perfectly suited to discerning buyers, including families and those seeking ground-floor living.

Occupying a generous and private plot, the property is approached via an impressive gated entrance, opening onto a sweeping driveway that provides extensive parking for multiple vehicles and leads to a substantial detached double garage. The sense of arrival is both striking and inviting, setting the tone for the accommodation beyond. The home further benefits from gas central heating and full double glazing, ensuring comfort and efficiency year-round.

Internally, the property reveals beautifully proportioned living spaces, beginning with a welcoming entrance porch that flows into a central hallway. The principal lounge is a particularly impressive room, bathed in natural light and enjoying tranquil views across the tree-lined frontage. At the heart of the home lies a stunning, bespoke-style kitchen, fitted with an extensive range of sleek wall, base, and drawer units, complemented by a central island and integrated appliances, perfectly suited for both everyday living and entertaining. The kitchen seamlessly connects to a well-appointed utility room with access to a cloakroom/WC. Adjacent, the dining room provides an setting for hosting, with ample space for a large dining table.

The ground floor continues to impress with a spacious double bedroom, currently utilised as an additional reception room, alongside a beautifully finished shower room featuring a contemporary three-piece suite and walk-in shower enclosure.













First floor

To the first floor, a bright and airy landing with front-facing window enhances the sense of space, while also providing access to additional attic storage. Two further generously sized double bedrooms offer comfortable and private accommodation, complemented by a well-appointed family bathroom finished with a three-piece suite.

Outside

Externally, the grounds are equally captivating. The expansive, enclosed gardens are meticulously maintained, with the block-paved driveway framed by manicured lawns, mature trees, and established flower beds. To the rear, beyond the detached double garage, lies a generous sized garden garden, predominantly laid to lawn and enhanced by planted borders, a seating area ideal for outdoor relaxation, and space for additional garden structures.

Location

Situated on the highly regarded Newlands Avenue, a charming tree-lined setting within Bishop Auckland, the property enjoys convenient access to a range of local amenities, primary and secondary schooling, and excellent transport links. This is a rare opportunity to acquire a home of such quality, space, and presence in a desirable and well-connected location.

Viewings

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

Agents Notes

Council Tax: Durham County Council, Band D - Approx. £2622

Tenure: Freehold

Property Construction – Standard,

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Gas Supply - Gas

Electricity supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Gas

Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>



Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – yes

Probate – NA

Rights & Easements – None known

Flood risk – refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – Yes - three trees in front garden

Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.

Accessibility/Adaptations – no

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

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.

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.



Newlands Avenue Bishop Auckland

Approximate Gross Internal Area
1892 sq ft - 176 sq m

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			
England & Wales		EU Directive 2002/91/EC	



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. 2026

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







120 Newgate Street, Bishop Auckland, DL14 7EH
Tel: 01388 458111
info@robinsonsbishop.co.uk
www.robinsonsestateagents.co.uk

