



New Park, Newfield, DL14 8DR
4 Bed - House - Detached
£230,000

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New Park Newfield, DL14 8DR

Nestled in the serene and popular cul-de-sac of New Park, Newfield, Bishop Auckland, this delightful detached house presents an exceptional opportunity for families seeking a spacious and comfortable home. Boasting four well-proportioned bedrooms, this property is designed to accommodate modern living with ease.

Upon entering, you are welcomed into a generous open-plan living and kitchen dining area, which is perfect for both entertaining and everyday family life. The kitchen features contemporary fitted units and a central island, making it a stylish and functional space for culinary enthusiasts. Additionally, the property includes a versatile boot room, a music or study area, and a convenient utility/WC, ensuring that all your practical needs are met.

The bedrooms are all of a good size, providing ample space for relaxation and personalisation. The modern family bathroom room is well-appointed, fitted with a four piece suite catering to the needs of the household.

Outside, the property boasts good-sized gardens to the rear, offering stunning open countryside views that enhance the tranquil atmosphere. The paved terraced patio is ideal for al fresco dining or simply enjoying the peaceful surroundings. For those with a green thumb, the garden also features a greenhouse and vegetable beds, perfect for cultivating your own produce.

Parking is made easy with a double driveway, accommodating two/ three vehicles comfortably. This charming home is not only a haven of comfort but also a gateway to the beautiful countryside, making it an ideal choice for those looking to enjoy both space and serenity. Don't miss the chance to make this wonderful property your own.

To arrange a viewing please call Robinsons on 01388 458111













GROUND FLOOR

Boot Room/Lobby
9'5" x 6'10" (2.89 x 2.10)

Entrance Hall

Utility/WC
7'6" x 4'5" (2.30 x 1.35)

Music Room/Study Area
10'10" x 5'0" (3.32 x 1.53)

Lounge Area
10'10" x 9'4" (3.32 x 2.85)

Open Plan Kitchen/Dining Area
20'4" x 19'9" maximum (6.20 x 6.03 maximum)

Reception Room / Bedroom 4
12'9" x 10'10" (3.90 x 3.32)

FIRST FLOOR

Landing

Bedroom 1
12'7" x 10'10" (3.86 x 3.32)

Bedroom 2
10'10" x 10'4" 7'1" (3.32 x 3.16 2.17)

Bedroom 3
9'6" x 9'5" (2.91 x 2.89)

Bathroom

EXTERNAL

AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 26 Mbps,

Mobile Signal/Coverage: Poor -Average

Tenure: Freehold

Council Tax: Durham County Council, Band C (£2161 Min)

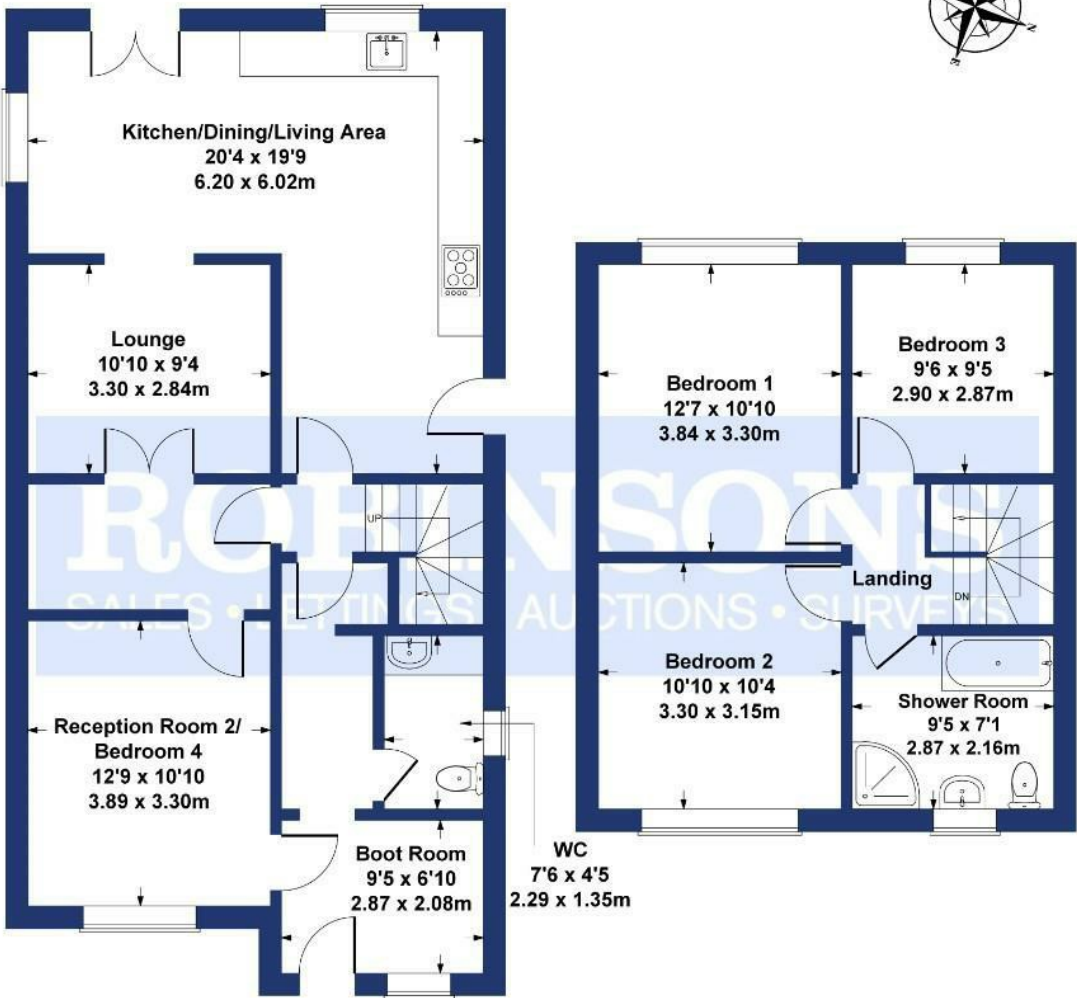
Energy Rating: D

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 authorities. Robinsons cannot accept liability for any information provided.



New Park

Approximate Gross Internal Area
1316 sq ft - 122 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	64	
(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. 2025

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









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