



Ascot Way, St. Helen Auckland, DL14 9AN
4 Bed - House - Detached
£230,000

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Ascot Way St. Helen Auckland, DL14 9AN

Nestled in the highly sought-after residential cul-de-sac of Ascot Way, St. Helen Auckland, this stunning executive four-bedroom family home offers an exceptional living experience. The property is set on an enviable plot, providing a sense of privacy and tranquillity while remaining conveniently close to local amenities.

Upon entering, you will be greeted by spacious accommodation that boasts high-quality fixtures and fittings throughout. The inviting lounge features a striking media wall, perfect for family gatherings or quiet evenings in. The beautifully designed open-plan kitchen and dining room is a true highlight, equipped with a comprehensive range of wall, base, and drawer units, making it a delightful space for culinary enthusiasts. Patio doors seamlessly connect the interior to the lovely lawned rear garden, creating an ideal setting for outdoor entertaining or simply enjoying the fresh air.

The ground floor also includes a practical utility room and a convenient WC, enhancing the functionality of the home. Ascending to the first floor, you will find three generously sized double bedrooms, alongside a good-sized single bedroom. The master bedroom benefits from an ensuite, providing a private retreat for relaxation.

Ample parking is available for up to three cars, complemented by an integrated single garage. The fully enclosed rear garden is spacious and well-maintained, offering plenty of room for patio and dining furniture, making it perfect for summer barbecues or peaceful evenings under the stars.

To arrange a viewing please call Robinsons on 01388 458111

This remarkable property combines modern living with comfort and style, making it an ideal choice for families seeking a welcoming home in a desirable location. Do not miss the opportunity to make this exquisite house your new home.













GROUND FLOOR

Entrance Hall

Lounge

13'8 x 9'11 (4.17m x 3.02m)

Kitchen/Dining Room

17'0 x 9'7 (5.18m x 2.92m)

Utility

6'7 x 5'2 (2.01m x 1.57m)

WC

FIRST FLOOR

Landing

Bedroom 1

10'0 x 9'11 (3.05m x 3.02m)

En Suite

Bedroom 2

10'1 x 8'4 (3.07m x 2.54m)

Bedroom 3

10'2 x 7'4 (3.10m x 2.24m)

Office/ Bedroom 4

11'3" x 6'0" 4'5" x 5'3 (3.43m x 1.83m 1.35m x 1.60m)

Bathroom

EXTERNAL

AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 5 Mbps, Superfast 80 Mbps, Ultrafast 10,000 Mbps

Mobile Signal/Coverage: Average - Good

Tenure: Freehold

Council Tax: Durham County Council, Band C (£2268Min)

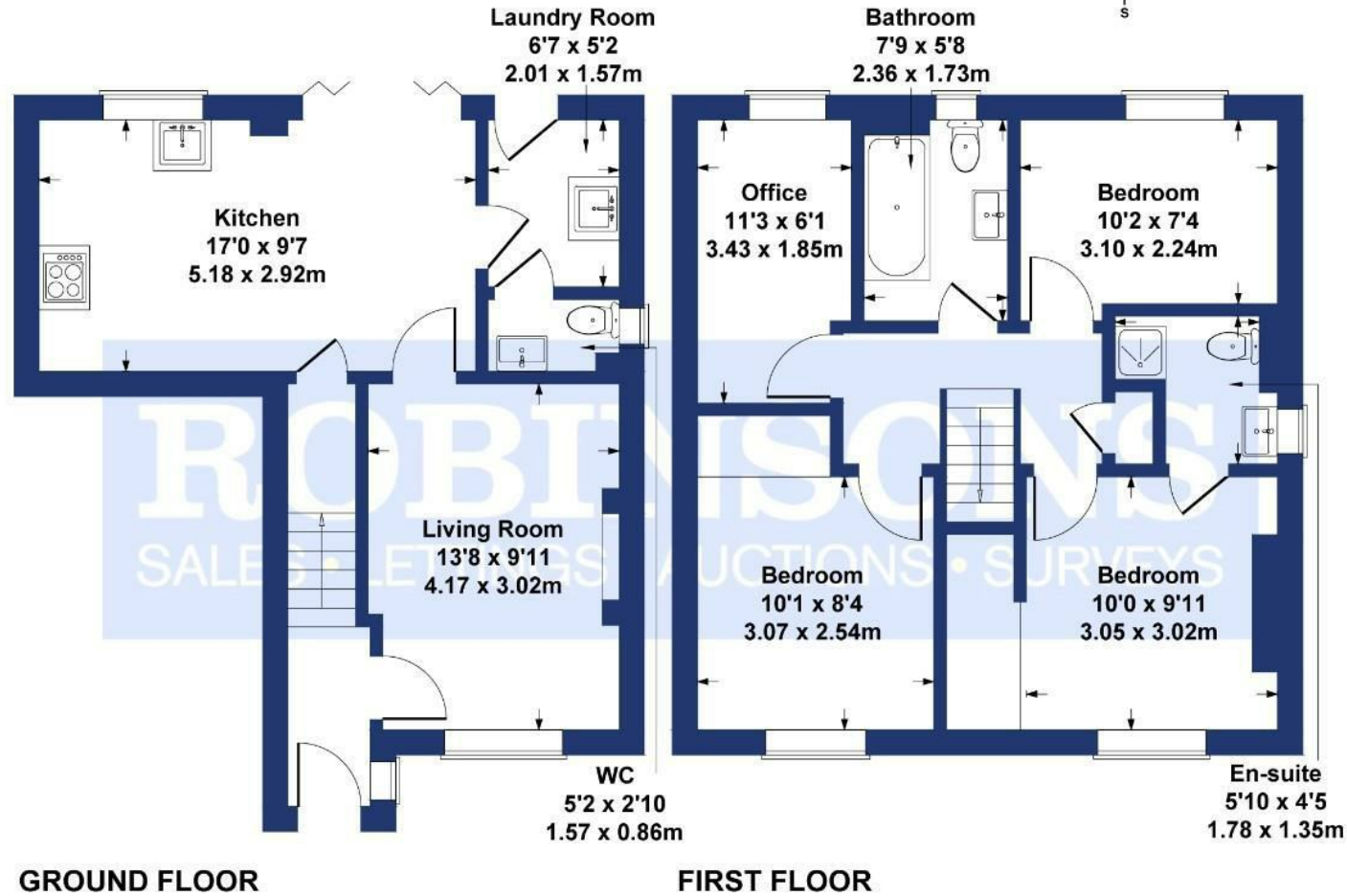
Energy Rating: C

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 authorities. Robinsons cannot accept liability for any information provided.



Ascot Way

Approximate Gross Internal Area
974 sq ft - 90 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	78	
(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. 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 services.



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