



Dene Hall Drive, DL14 6UG
4 Bed - House - Semi-Detached
£360,000

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An absolute credit to its current owners, we are delighted to offer to the market, with no onward chain; this exceptional four bedroom semi-detached family home, complete with two bathrooms & a double garage, occupying a superb corner plot within the highly sought-after location of Dene Hall Drive, Bishop Auckland. Beautifully presented and thoughtfully extended over the years, this spacious home offers an outstanding blend of style, space and practicality, making it the ideal purchase for growing families. Further benefits include gas central heating via a combi boiler, double glazing, solar panels and excellent access to Bishop Auckland's amenities, together with superb transport links to Durham City, Darlington and Teesside.

The accommodation briefly comprises: Entrance porch leading to a welcoming hallway with stairs to the first floor & access to a useful ground floor cloaks/WC, an impressive 24ft (approx) open-plan lounge/dining room with a multi-fuel burner, a delightful garden room overlooking the rear with underfloor heating & a stunning extended breakfast kitchen boasting a range of fitted wall and base units. To the first floor are three well-proportioned bedrooms & a contemporary four-piece family bathroom, whilst the second floor hosts an impressive 21ft (approx.) principal bedroom with en-suite facilities.

Externally, the property occupies a spectacular corner plot, enjoying a generous enclosed south-facing garden, predominantly laid to lawn with decking area & mature planting. To the front, a spacious driveway leads to a 22ft x 16ft (approx) double garage with an EV charging point.

This is a truly outstanding family home offering exceptional internal & external space & only via thorough internal inspection can its style, space, quality & layout be fully appreciated.

FREEHOLD
EPC Rating: TBC
Council Tax Band: D

ENTRANCE PORCH

ENTRANCE HALLWAY

GROUND FLOOR CLOAKS / WC

OPEN-PLAN LOUNGE/DINING AREA

24'3 x 14'10 (7.39m x 4.52m)

GARDEN ROOM

12'7 x 12'2 (3.84m x 3.71m)

BREAKFASTING KITCHEN

16'6 x 14'9 (5.03m x 4.50m)

FIRST FLOOR:

MASTER BEDROOM

15'11 x 12'0 (4.85m x 3.66m)

BEDROOM TWO

11'10 x 9'11 (3.61m x 3.02m)

BEDROOM THREE

10'11 x 8'10 (3.33m x 2.69m)

FAMILY BATHROOM

8'7 x 8'1 (2.62m x 2.46m)

SECOND FLOOR:

BEDROOM FOUR

21'2 x 12'1 (6.45m x 3.68m)

EN-SUITE SHOWER ROOM

7'0 x 5'8 (2.13m x 1.73m)

EXTERNALLY

DOUBLE GARAGE

22'8 x 16'9 (6.91m x 5.11m)

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.

COMPLIANCE

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.



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Energy Efficiency Rating	
	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

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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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