

Lupin Close, Etherley Dene, DL14 0TP
4 Bed - House - Detached
£320,000

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Lupin Close
Etherley Dene, DL14 0TP

Robinsons are delighted to offer to the sales market this beautifully presented and extended four-bedroom detached home, ideally situated on Lupin Close within the highly sought-after Etherley Dene area of Bishop Auckland.

This superb property is perfectly suited to family living, boasting spacious and well-appointed accommodation throughout. A standout feature is the impressive ground floor extension, which creates a generous open-plan reception space, ideal for both relaxing and entertaining. The home has been further enhanced with a stylish refitted kitchen and bathrooms, a gas combination boiler installed in 2022, and UPVC double glazing throughout.

The internal layout briefly comprises a welcoming entrance hallway with cloakroom/WC. The modern refitted kitchen offers a range of contemporary wall, base and drawer units, complemented by a breakfast bar and integrated appliances including a hob, oven with extractor over, and dishwasher, along with space for a washing machine and fridge/freezer. To the rear, the spacious open-plan reception room provides ample room for both seating and dining areas, with French doors opening onto the rear garden, allowing for plenty of natural light.

To the first floor, there are four well-proportioned bedrooms, three of which benefit from fitted wardrobes. The principal bedroom enjoys a stylish refitted en-suite shower room, complete with walk-in shower enclosure, wash hand basin, and WC. A modern family bathroom completes the accommodation, fitted with a three-piece suite including bath, wash hand basin, and WC.

Externally, the property features a driveway and garage to the front, along with a neatly maintained lawn and boundary hedging. The rear garden is generously sized, predominantly laid to lawn with both timber decking and paved patio areas, perfect for outdoor dining and entertaining. There is also additional space to the side of the property, ideal for storage.































Location

Etherley Dene remains a popular residential location, conveniently positioned close to Bishop Auckland town centre, retail parks, and well-regarded primary and secondary schools, making it an excellent choice for families. The area is also surrounded by picturesque countryside and benefits from excellent transport links, including easy access to the A1(M) and a nearby train station with connections to larger stations including Darlington.

Agent Notes

Council Tax: Durham County Council, Band D £2,622approx
Tenure: Freehold
Property Construction – Standard,
Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only
Gas Supply - Mains
Electricity supply – Mains
Water Supply – Mains
Sewerage – Mains
Heating – Gas Central Heating
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 – NA
Probate – NA
Rights & Easements – None known, check with seller
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 – No
Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.
Accessibility/Adaptations – any alterations or conversions etc.
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 £42 (inc. VAT) per individual purchaser applies for carrying out these checks.



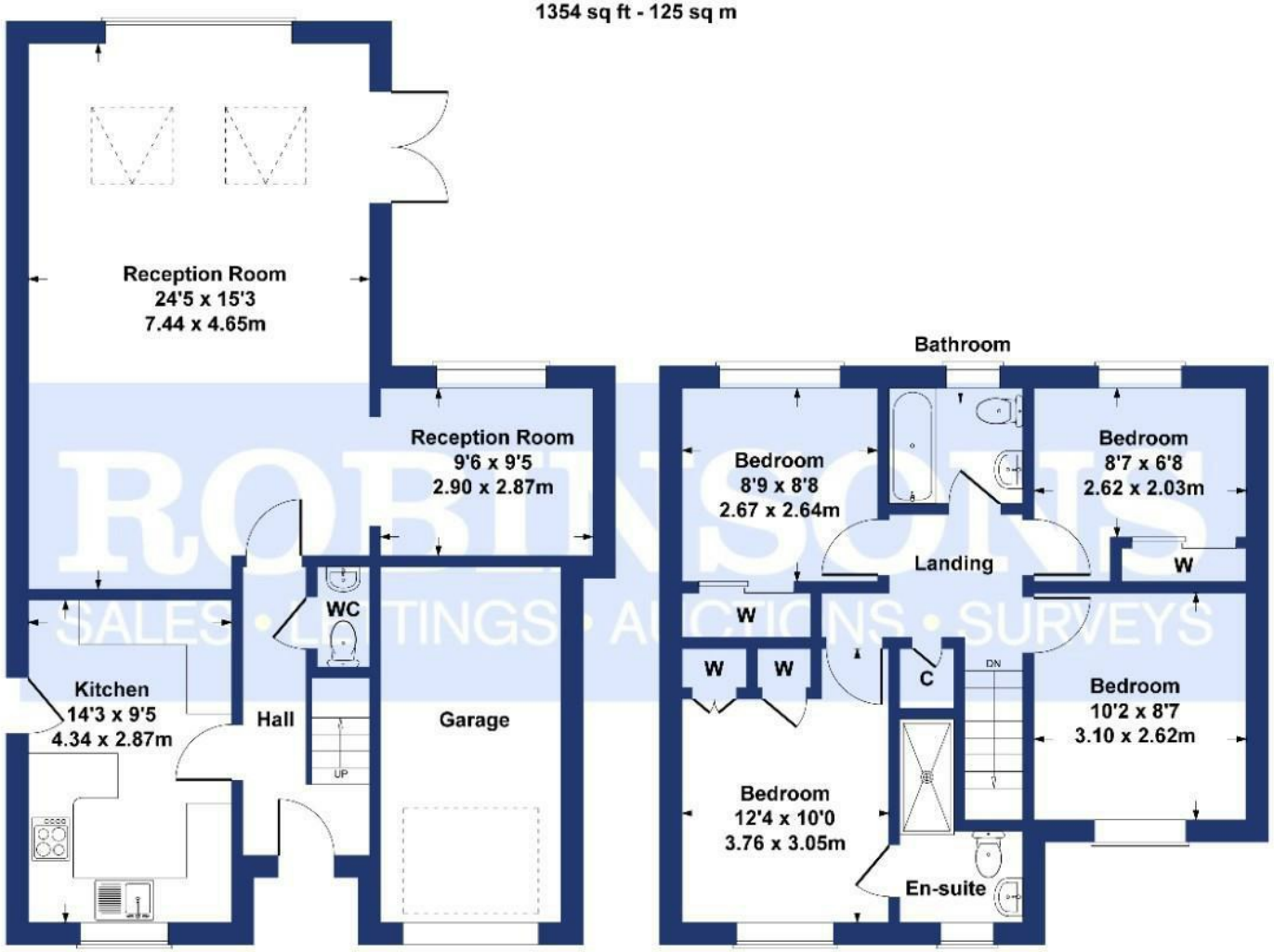






Lupin Close

Approximate Gross Internal Area
1354 sq ft - 125 sq m

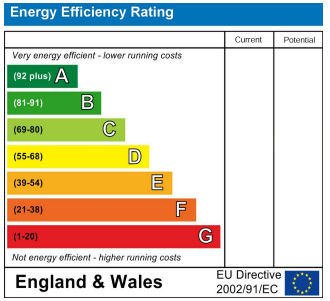


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SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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 services.



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