



Etherley Grange, Etherley Grange, DL14 0JZ
3 Bed - House - Semi-Detached
£330,000

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Etherley Grange

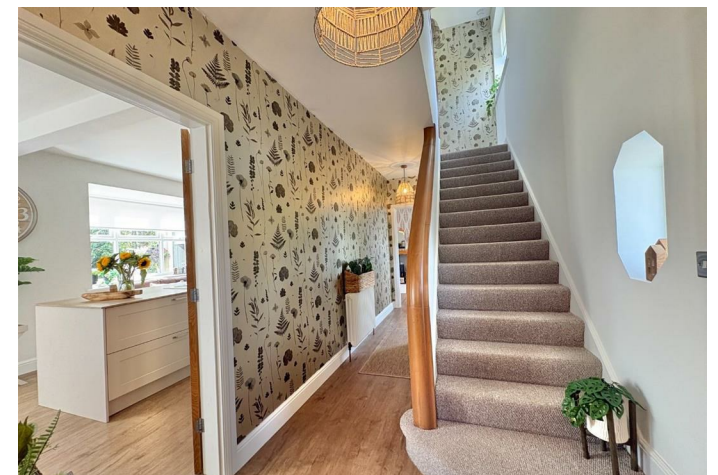
Etherley Grange, DL14 0JZ

Robinsons are delighted to offer to the sales market this exceptional three-bedroom home, occupying a generous plot in the ever-desirable semi-rural setting of Etherley Grange, on the outskirts of Bishop Auckland. Beautifully renovated by the current owners, the property has been finished to an impressive and luxurious standard, combining timeless style with high-quality fixtures and fittings throughout. From the moment you step inside, the attention to detail and quality of finish are immediately apparent, with the same exceptional standard continuing to the landscaped gardens and external areas.

The property is warmed by gas central heating and benefits from double glazing. The accommodation briefly comprises: entrance porch with attractive views over the front garden, welcoming hallway with staircase to the first floor, and a comfortable lounge featuring a log-burning stove and views over the front aspect. A superb sitting room extension provides an additional versatile living space, enjoying lovely views and French doors opening directly onto the rear garden.

The beautifully appointed kitchen/dining room is a particular highlight, fitted with a range of contemporary wall, base and drawer units, complemented by a central island and integrated appliances. There is ample space for a dining table, while the bay window incorporates bespoke built-in seating and overlooks the rear garden. The kitchen continues into a useful additional kitchen/utility room, complete with breakfast bar and further storage. Completing the ground floor is a stylish shower room with a modern three-piece suite.

To the first floor are three well-proportioned bedrooms, including two generous doubles. The principal bedroom benefits from both front and rear aspect windows, flooding the room with natural light while enjoying lovely views. The luxurious family bathroom is a real stand-out feature, featuring a stunning freestanding bath, wash hand basin and WC.













Outside

Outside, the property continues to impress. Double gates open onto a substantial driveway providing parking for multiple vehicles and leading to a detached garage. The front garden is beautifully established and meticulously maintained, with attractive planted borders surrounding a well-kept lawn. To the rear is a private and wonderfully established garden, featuring mature borders, carefully tended plants and flowers, together with two patio areas providing excellent spaces for outdoor entertaining and relaxing during the warmer months. The generous garage also provides access to a further useful storage area.

Location

Etherley Grange offers the perfect balance of countryside living and convenience, with beautiful open countryside virtually on the doorstep while Bishop Auckland is just a short drive away, providing a wide range of amenities, healthcare facilities, schooling and everyday essentials.

AGENT NOTES

Council Tax: Durham County Council, Band D - Approx. £2,622p.a

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 – no

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 – check with seller

Planning Permission – 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.















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