

**Woodside Meadows, Auckland Park, DL14 8EP**
**4 Bed - House - Detached**
**Offers In Excess Of £195,000**

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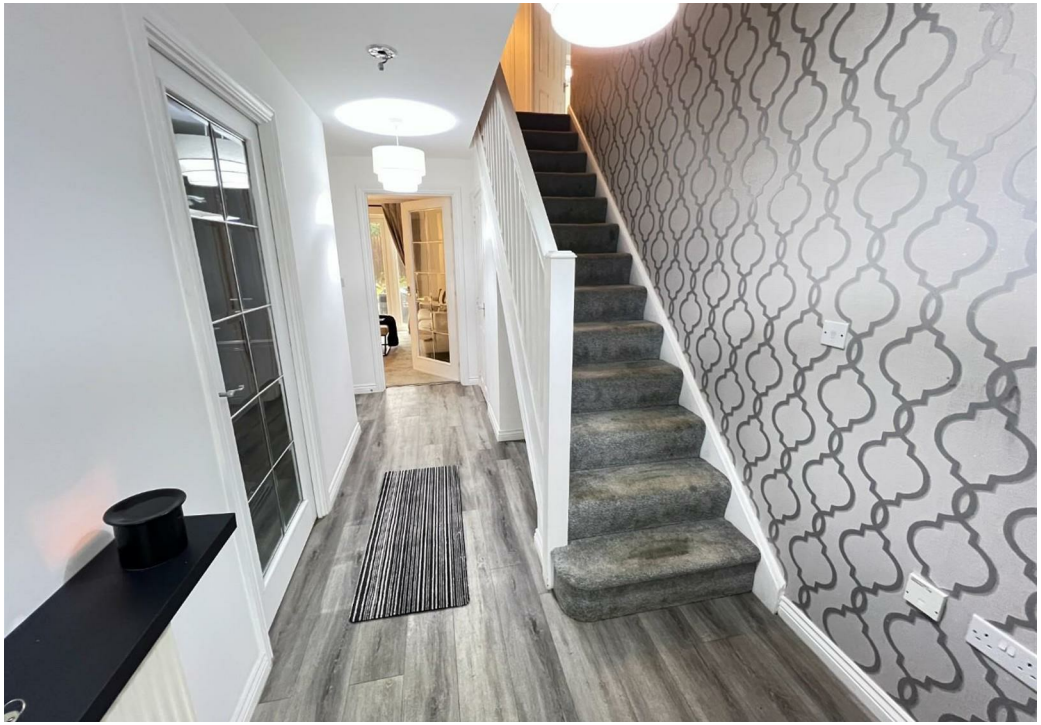
# Woodside Meadows
# Auckland Park, DL14 8EP

Nestled in the quiet cul de sac of Woodside Meadows, Auckland Park, this superb modern detached family home offers a perfect blend of comfort and contemporary living. Built in 2013, the property boasts a generous 1,259 square feet of well-designed space, making it an ideal choice for families seeking both style and functionality.

The home features four spacious bedrooms, including a master suite complete with an en suite bathroom, ensuring privacy and convenience for the occupants. The heart of the home is a lovely lounge dining room, providing an inviting space for family gatherings and entertaining guests. The modern kitchen is equipped with all the essentials, making meal preparation a delight.

In addition to the en suite, the property includes a well-appointed family bathroom and a convenient ground floor WC, catering to the needs of a busy household. Outside, the property is complemented by enclosed gardens, a driveway for off-road parking, and a garage, offering ample space for vehicles and outdoor activities.

Situated on the outskirts of Bishop Auckland, this home enjoys a peaceful residential setting while still being within easy reach of local amenities and transport links. Viewing is highly recommended to fully appreciate the quality and charm this property has to offer. Don’t miss the opportunity to make this delightful house your new home.














BURBERRY









**GROUND FLOOR**

**Entrance Hall**

**Lounge/Dining Room**
23'7" x 10'2" maximum (7.2 x 3.1 maximum)

**Kitchen**
11'1" x 8'2" (3.4 x 2.5)

**W C**

**FIRST FLOOR**

**Landing**

**Bedroom 1**
15'1" x 10'5" maximum (4.6 x 3.2 maximum )

**En Suite**

**Bedroom 2**
13'5" x 8'6" (4.1 x 2.6)

**Bedroom 3**
10'9" x 7'2" (3.3 x 2.2 )

**Bedroom 4**
9'2" x 8'10" maximum (2.8 x 2.7 maximum)

**Bathroom**

**EXTERNAL**

**AGENTS NOTES**
Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas
Broadband: Basic 19 Mbps, Ultrafast 10000 Mbps
Mobile Signal/Coverage: Average
Tenure: Freehold
Council Tax: Durham County Council, Band D £2,622approx
Energy Rating: TBC

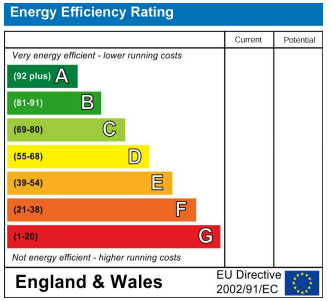
Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or authorities. Robinsons cannot accept liability for any information provided.

Council Tax: Durham County Council, Band A Approx. £1748.00
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 – Mains
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 – N/A
Rights & Easements – not known
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 – No
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.




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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