



Holywell Grove, Etherley Dene, DL14 0SJ
4 Bed - House - Detached
£319,950

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Holywell Grove

Etherley Dene, DL14 0SJ

Nestled in the charming area of Holywell Grove, Bishop Auckland, this exceptionally well-presented detached house offers a perfect blend of space, comfort, and modern living. Boasting four generous bedrooms, this home is ideal for families seeking room to grow. The property features three inviting reception rooms, including a stunning sun room that bathes the space in natural light, creating a warm and welcoming atmosphere.

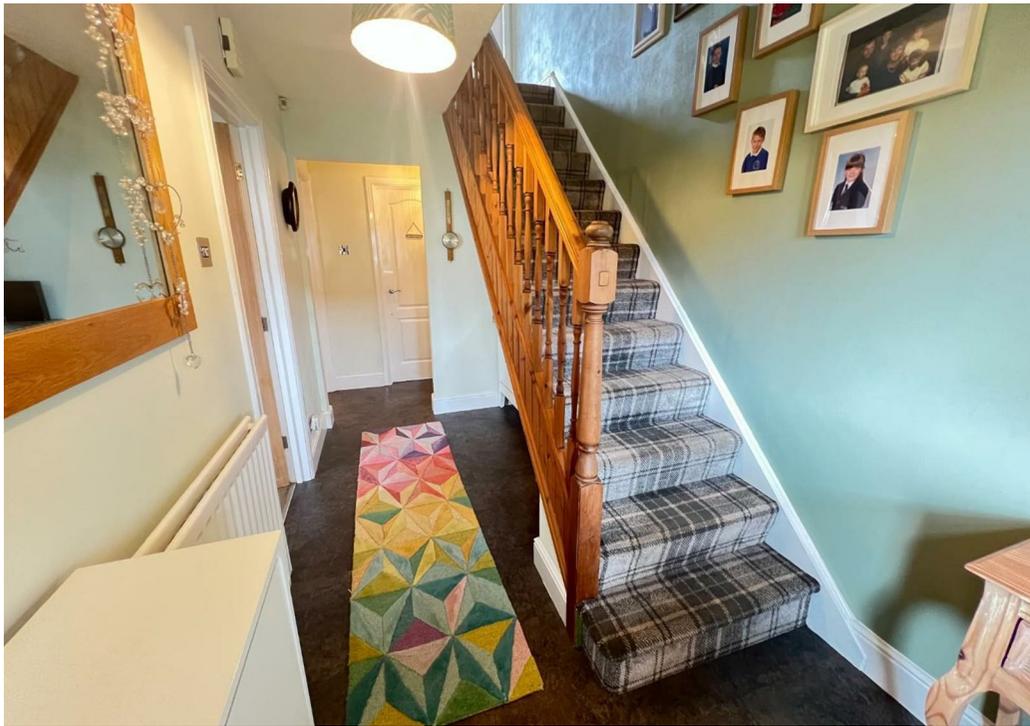
The modern kitchen and bathroom have been thoughtfully designed to meet contemporary standards, ensuring both style and functionality. Additionally, the ground floor cloakroom and a useful utility room add to the convenience of daily living.

Set on a good-sized corner plot, the property is surrounded by substantial and beautifully maintained gardens to both the front and rear, providing a delightful outdoor space for relaxation and recreation. The double garage offers ample storage, while the double width and length driveway provides parking for two vehicles, making it easy for family and guests to visit.

Located close to local amenities and reputable schools, this home is perfectly positioned for those who value community and accessibility. This spacious and extended four-bedroom detached house is a rare find, offering a wonderful opportunity for comfortable family living in a desirable area. Don't miss the chance to make this splendid property your new home.

To arrange a viewing please call Robinsons on 01388 458111













GROUND FLOOR

Entrance Hall

Lounge

17'7" x 12'5" (5.36 x 3.81)

Dining Room

10'11" x 8'7" (3.35 x 2.64)

Sun Room

15'1" x 9'8" (4.60 x 2.95)

Kitchen

11'1" x 9'6" (3.38 x 2.92)

Utility

15'1" x 7'6" (4.60 x 2.29)

WC

FIRST FLOOR

Landing

Bedroom 1

12'7" x 9'4" (3.84 x 2.87)

Bedroom 2

11'1" x 9'3" (3.38 x 2.82)

Bedroom 3

9'3" x 9'4" (2.84 x 2.87)

Bedroom 4

10'9" x 7'4" (3.28 x 2.24)

Bathroom

EXTERNAL

AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 2 Mbps, Superfast 73 Mbps, Ultrafast 10,000 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band E (£3118 Min)

Energy Rating: D

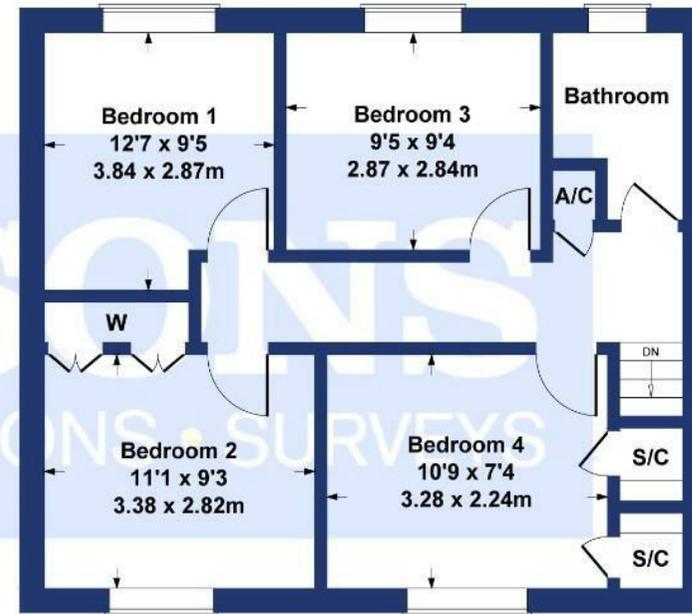
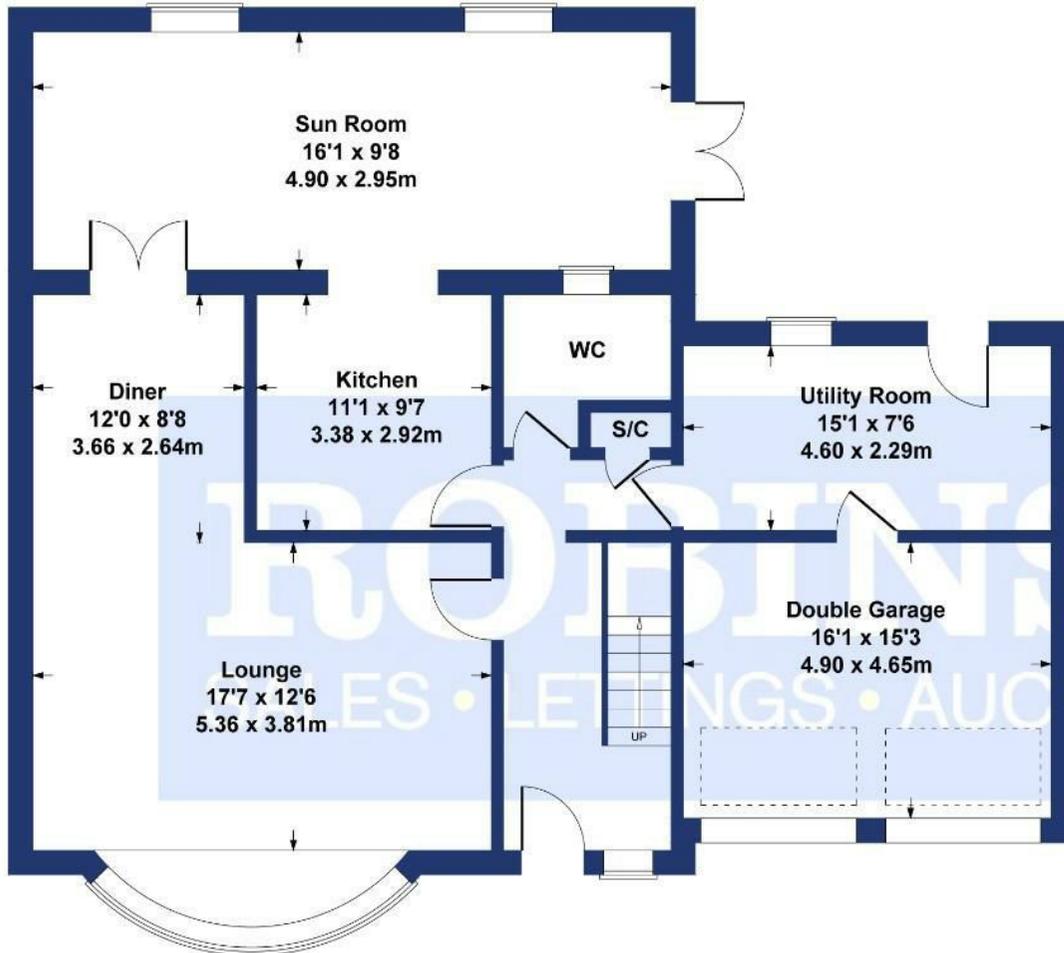
Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or authorities. Robinsons cannot accept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



Holywell Grove

Approximate Gross Internal Area
1767 sq ft - 164 sq m

| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (82 plus) | A | | 82 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 68 | |
| (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. 2021

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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