



Neile Court, DL14 7GE  
5 Bed - House - Detached  
Offers Over £290,000

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS

## Neile Court , DL14 7GE

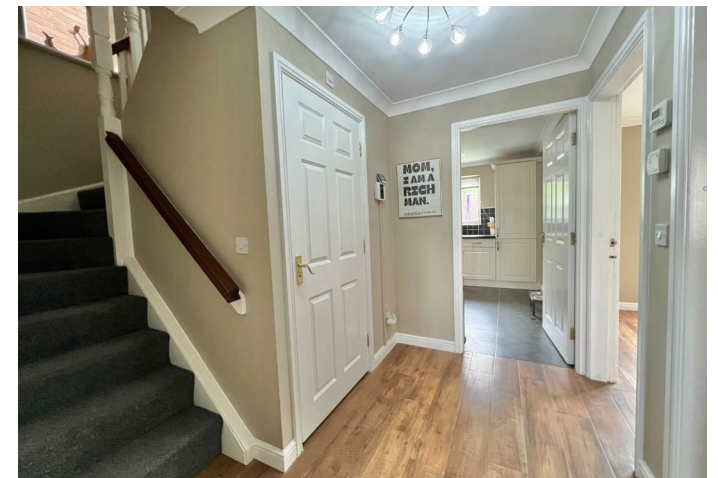
Robinsons are delighted to present to the sales market this substantial five-bedroom detached family home, pleasantly situated within a sought-after cul-de-sac location. Offering spacious and versatile accommodation across three floors, together with a garage, triple-width driveway, and enclosed rear garden, this impressive property is ideally suited to growing families.

The home benefits from gas central heating which was newly installed in the past 3 years and UPVC double glazing throughout. The home also further benefits from Therma bead installation which was installed in the last 5 years

The well-appointed accommodation briefly comprises an inviting entrance hallway, WC, a spacious lounge featuring a bay window to the front aspect, and a separate dining room with doors opening onto the rear garden. The kitchen is fitted with a range of wall, base, and drawer units, along with integrated hob, oven, and fridge/freezer and dishwasher. A useful utility room provides additional space for laundry appliances.

To the first floor are four double bedrooms, including a front-facing bedroom with en-suite shower room, together with a modern family bathroom fitted with a three-piece suite.

Occupying the entire second floor is the impressive principal bedroom, which benefits from a range of fitted wardrobes and storage solutions, an attractive re-fitted en-suite shower room, and a large walk-in storage cupboard accessed from the landing.













#### Outside

Externally, the property enjoys a triple-width driveway leading to a single garage. To the rear is a private enclosed garden featuring a patio seating area, artificial lawn, and garden shed.

#### Location

Neile Court forms part of a popular residential development and is conveniently located close to local amenities, well-regarded schools, and excellent transport and bus links.

#### Viewings

Early viewing is highly recommended. Contact Robinsons today for further information or to arrange an internal inspection.

#### Agent Notes

Council Tax: Durham County Council, Band E Approx. £3205.00

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 – Gas

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.

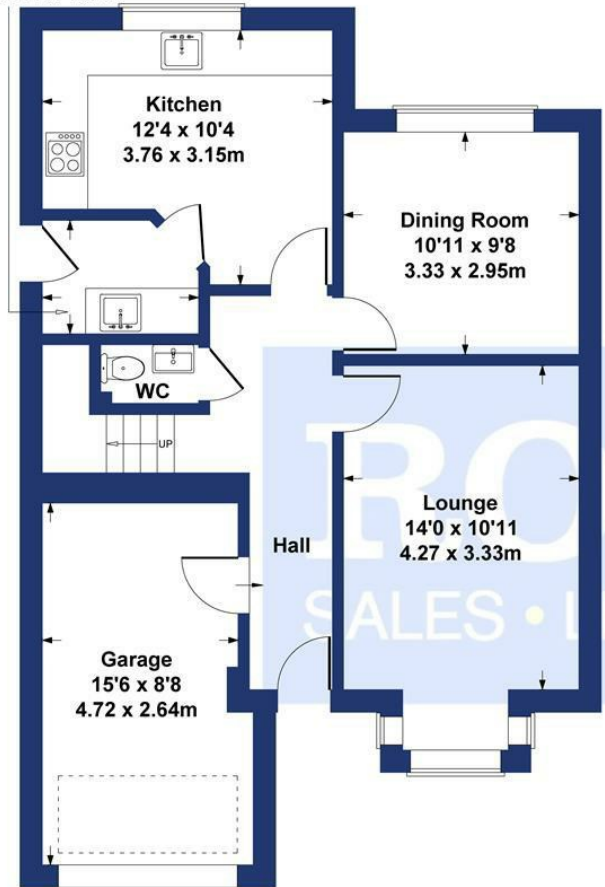
Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from 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 £30 (inc. VAT) per individual purchaser applies for carrying out these checks.





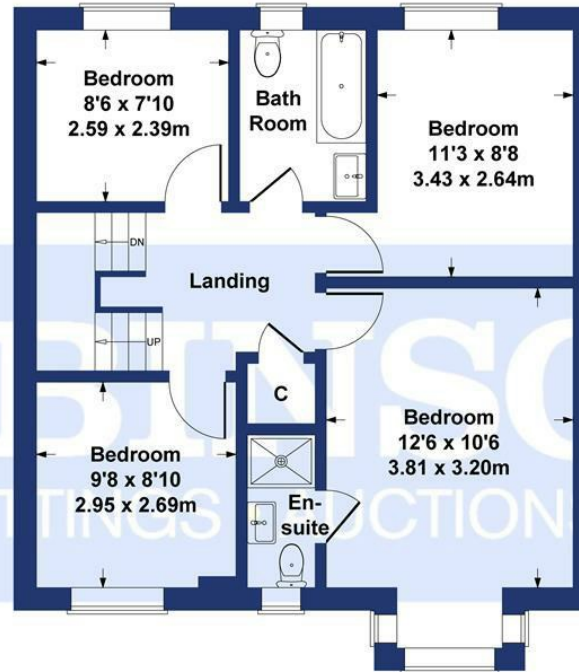
Utility Room  
6'11 x 5'0  
2.11 x 1.52m



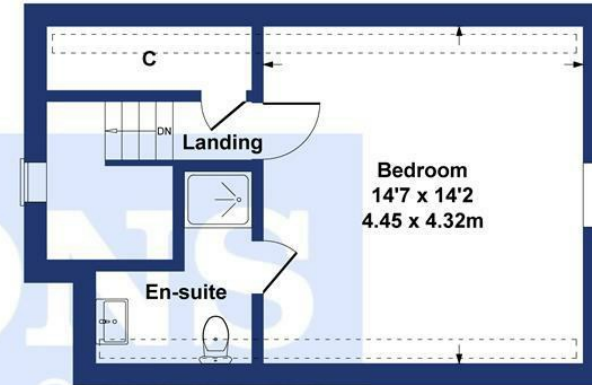
**GROUND FLOOR**

## Neile Court Bishop Auckland

Approximate Gross Internal Area  
1671 sq ft - 155 sq m



**FIRST FLOOR**



**SECOND FLOOR**

**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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) <b>A</b>		
(61-81) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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. Robynson can recommend financial services, surveying and conveyancing services to sellers and buyers. Robynson staff may benefit from referral incentives relating to these services.



120 Newgate Street, Bishop Auckland, DL14 7EH  
Tel: 01388 458111  
info@robinsonsbishop.co.uk  
www.robinsonsestateagents.co.uk

