



Dene Hall Drive, DL14 6UG
4 Bed - House - Semi-Detached
£360,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

An absolute credit to its current owners, we are delighted to offer to the market, with no onward chain; this exceptional four bedroom semi-detached family home, complete with two bathrooms & a double garage, occupying a superb corner plot within the highly sought-after location of Dene Hall Drive, Bishop Auckland. Beautifully presented and thoughtfully extended over the years, this spacious home offers an outstanding blend of style, space and practicality, making it the ideal purchase for growing families. Further benefits include gas central heating via a combi boiler, double glazing, solar panels and excellent access to Bishop Auckland's amenities, together with superb transport links to Durham City, Darlington and Teesside.

The accommodation briefly comprises: Entrance porch leading to a welcoming hallway with stairs to the first floor & access to a useful ground floor cloaks/WC, an impressive 24ft (approx) open-plan lounge/dining room with a multi-fuel burner, a delightful garden room overlooking the rear with underfloor heating & a stunning extended breakfast kitchen boasting a range of fitted wall and base units. To the first floor are three well-proportioned bedrooms & a contemporary four-piece family bathroom, whilst the second floor hosts an impressive 21ft (approx.) principal bedroom with en-suite facilities.

Externally, the property occupies a spectacular corner plot, enjoying a generous enclosed south-facing garden, predominantly laid to lawn with decking area & mature planting. To the front, a spacious driveway leads to a 22ft x 16ft (approx) double garage with an EV charging point.

This is a truly outstanding family home offering exceptional internal & external space & only via thorough internal inspection can its style, space, quality & layout be fully appreciated.

FREEHOLD
EPC Rating: TBC
Council Tax Band: D

ENTRANCE PORCH

ENTRANCE HALLWAY

GROUND FLOOR CLOAKS / WC

OPEN-PLAN LOUNGE/DINING AREA

24'3 x 14'10 (7.39m x 4.52m)

GARDEN ROOM

12'7 x 12'2 (3.84m x 3.71m)

BREAKFASTING KITCHEN

16'6 x 14'9 (5.03m x 4.50m)

FIRST FLOOR:

MASTER BEDROOM

15'11 x 12'0 (4.85m x 3.66m)

BEDROOM TWO

11'10 x 9'11 (3.61m x 3.02m)

BEDROOM THREE

10'11 x 8'10 (3.33m x 2.69m)

FAMILY BATHROOM

8'7 x 8'1 (2.62m x 2.46m)

SECOND FLOOR:

BEDROOM FOUR

21'2 x 12'1 (6.45m x 3.68m)

EN-SUITE SHOWER ROOM

7'0 x 5'8 (2.13m x 1.73m)

EXTERNALLY

DOUBLE GARAGE

22'8 x 16'9 (6.91m x 5.11m)

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.

COMPLIANCE

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.



OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

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

DURHAM

1-3 Old Elvet

DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

DURHAM REGIONAL HEAD OFFICE

19A old Elvet

DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

CHESTER-LE-STREET

45 Front Street

DH3 3BH

T: 0191 387 3000

E: info@robinsonscsls.co.uk

BISHOP AUCKLAND

120 Newgate Street

DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

CROOK

Royal Corner

DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

SPENNYMOOR

11 Cheapside

DH16 6QE

T: 01388 420444

E: info@robinsonsspenny Moor.co.uk

SEDFIELD

3 High Street

TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

WYNYARD

The Wynd

TS22 5QQ

T: 0174 064 5444

E: info@robinsonswynyrd.co.uk

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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



RICS



ARLA
Association of
Residential Letting Agents

ROBINSONS

SALES • LETTINGS • AUCTIONS

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

www.robinsonsestateagents.co.uk