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St. Phillips Close Auckland Park, Bishop Auckland, DL14 8BD

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Price £240,000

Immaculately presented four bedrooomed detached family home located on a large corner plot in a cul de sac within Auckland Park. Ideally situated close to amenities in a popular residential development, St Phillips Close is near to Bishop Auckland and Tindale Retail Park which offer access to supermarkets, restaurants, popular high street retail stores as well as healthcare services and both primary and secondary schools. There is an extensive public transport system in place, providing access to not only the near by villages and towns, but also places further away, such as Durham, Newcastle, and York. The A688 is close by, which allows easy access to the A1 (M) both North and South.

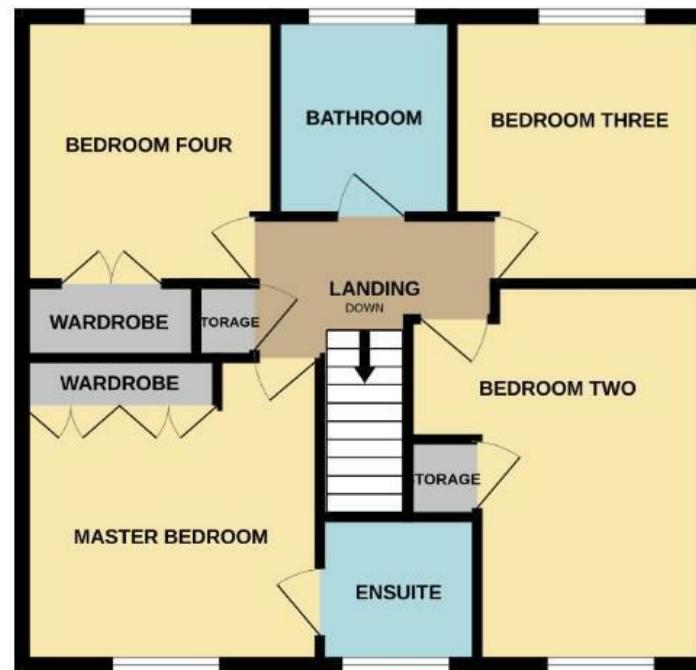
In brief, the property comprises; an entrance hall leading into the living room, dining room, kitchen, utility room, garden room and cloakroom. The first floor consists of the master bedroom with ensuite, three further double bedrooms and family bathroom. Externally, to the front there is a block-paved double driveway leading to the single garage with up and over door. To the rear and side, there is a large enclosed garden mainly laid to lawn, with patio areas ideal for outdoor seating and furniture, along with well established trees, bushes and shrubbery.

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GROUND FLOOR  
796 sq.ft. (73.9 sq.m.) approx.



1ST FLOOR  
611 sq.ft. (56.8 sq.m.) approx.



TOTAL FLOOR AREA : 1407 sq.ft. (130.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

## Living Room

11'1" x 16'2"

Spacious and bright living room located to the front of the property, fitted with wood effect laminate floor, modern décor, feature fire with electric surround and bay window to the front elevation providing plenty of natural light.

## Dining Room

9'10" x 10'1"

The second reception room is another great size with ample room for free standing furniture and French doors leading into the garden room.

## Kitchen

9'11" x 10'6"

The kitchen has been recently renovated and is fitted with a range of cream wall, base and drawer units, contrasting work surfaces, tiled splashbacks and sink/drainer unit. Benefiting from integrated appliances that include; double electric ovens, induction hob, overhead extractor hood, dishwasher and fridge/freezer. Window to the rear overlooking the garden.

## Utility Room

5'1" x 5'11"

Accessed via the kitchen, the separate utility is fitted with plumbing and space for a washing machine and tumble dryer, further work top space and concealed wall mounted boiler, door to the side leading into the garden.

## Garden Room

10'2" x 12'2"

The garden room is a great additional space, with ample room for further seating, tiled flooring and French doors leading into the garden.

## Cloakroom

Cloakroom which contains a WC and wash hand basin. Opaque window to the side elevation.

## Master Bedroom

11'3" x 11'5"

Impressive master bedroom offering space for a king-sized bed and further furniture, neutrally decorated and fitted with built in wardrobes. Access leads into the ensuite and window to the front elevation provides lots of natural light.

## Ensuite

5'7" x 6'4"

The master bedroom ensuite bathroom contains a corner shower cubicle, WC and wash hand basin.

## Bedroom Two

11'2" x 13'9"

The second bedroom is a further large bedroom with space for a king sized bed, built in storage cupboard and window to the front elevation.

## Bedroom Three

9'6" x 10'6"

The third bedroom is a further double bedroom with plenty of space for furniture and window to the rear.

## Bedroom Four

9'2" x 9'10"

The fourth bedroom is a final double bedroom with fitted wardrobe and window to the rear elevation.

## Bathroom

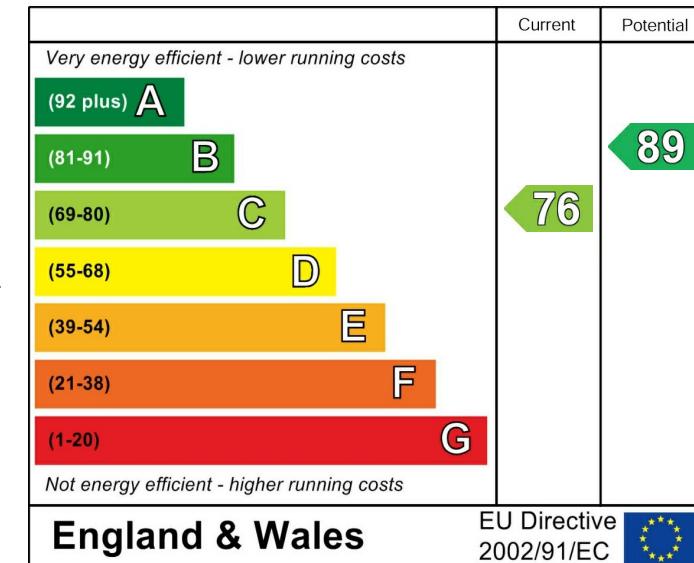
6'7" x 6'7"

The family bathroom is fully tiled and is fitted with a panelled bath with overhead shower, wash hand basin, WC and chrome heated towel rail.

## External

Externally, to the front there is a block-paved double driveway leading to the single garage with up and over door. To the rear and side, there is a large enclosed garden mainly laid to lawn, with patio areas ideal for outdoor seating and furniture, along with well established trees, bushes and shrubbery.

## Energy Efficiency Rating



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

