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Toft Hill Bishop Auckland, Durham, DL14 0JA

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Price £350,000

A fantastic opportunity to purchase this versatile family home, located in Toft Hill, a sought after area on the outskirts of Bishop Auckland. This four/five bedroomed detached bungalow benefits from full fibre broadband, ample off street parking, beautifully landscaped low maintenance gardens and underfloor heating throughout along with fantastic open views to the rear and plenty of local countryside walks.

Within the village, there are a range of amenities available including a highly regarded and sought after primary school, independent businesses, community centre, cafes and village pub. There are plans in place to implement a new bypass proposed with the intention of reducing traffic volume and noise throughout the village, improving the air quality and tranquillity for the residents.

Only approx. 2.9miles from Tindale's Retail Park and approx. 4 miles from Bishop Auckland's town centre. Both provide access to supermarkets, high street shops, retail stores as well as both primary and secondary schools. The A68 is great for commuting whilst the nearby town has an extensive public transport system.

In brief the property comprises; an entrance hall leading through into the snug, kitchen/diner, garden too and utility room. There are four spacious double bedrooms, two benefiting from ensuite bathrooms. Externally to the rear the property is south facing enjoying panoramic views over the rolling country fields offering full privacy perfect for families that enjoy outdoor living with a large a low maintenance landscaped garden with paved area, artificial lawn, built in seating and space for a outdoor bar and hot tub.

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GROUND FLOOR



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) <b>A</b>                          |           | <b>87</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            | <b>74</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 |           |                         |
| England & Wales                             |           | EU Directive 2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                         |
|-----------------------------------------------------------------|---------|-------------------------|
|                                                                 | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                         |
| (92 plus) <b>A</b>                                              |         |                         |
| (81-91) <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 environmentally friendly - higher CO <sub>2</sub> emissions |         |                         |
| England & Wales                                                 |         | EU Directive 2002/91/EC |

### Living Room

10'2" x 16'5"

Spacious and bright living room located to the rear of the property, providing ample space for furniture and French doors to the rear opening out into the garden and enjoying uninterrupted countryside views.

### Kitchen/Diner

11'6" x 16'5"

Modern kitchen fitted with a range of white wall, base and drawer units, contrasting granite work surfaces, tiled splash backs and sink/drain unit. Benefitting from a range oven, overhead extractor hood, integrated dishwasher and space for a fridge/freezer. Breakfast bar providing a further seating area,

### Reception Room

9'0" x 11'7"

A further reception room accessed via porch. This room could also be converted into an additional bedroom or used as a home office or playroom.

### Utility Room

6'7" x 7'10"

The utility room provides additional storage space along with plumbing for a washing machine and tumble dryer.

### Master Bedroom

11'1" x 11'0"

The master bedroom is a generous king sized room, with built in wardrobes, access into the ensuite and French doors leading into the rear garden.

### En-Suite

3'7" x 11'10"

The ensuite contains a WC, his and hers wash hand basin set within vanity units and shower cubicle with overhead mains fed rainfall shower.

### Bedroom Two

8'10" x 9'10"

The second bedroom is another large double bedroom

with built in wardrobes, access into the en suite and window to the front elevation.

### En-Suite

3'3" x 6'5"

The ensuite contains a single shower cubicle, WC and wash hand basin.

### Bedroom Three

8'1" x 11'4"

The third bedroom is another good size double bedroom with window to the front elevation.

### Bedroom Four

8'10" x 11'0"

The fourth bedroom is a double bedroom that could also be utilised as a further reception room, window to the front elevation.

### Bathroom

5'7" x 8'2"

The family bathroom contains a modern bathroom suite, fitted with a double walk in shower cubicle with overhead mains fed shower, wash hand basin set within vanity unit, WC, heated towel rail and window to the rear elevation.

### Outdoor Space

To the rear of the property there is a large landscaped low maintenance garden including paved area ideal for outdoor furniture, built in seating area, artificial lawn, inground trampoline and space for a hot tub and bar area. There is a parking bay providing off street parking.

### Energy Efficiency Rating

|                                             | Current                    | Potential                                                                           |
|---------------------------------------------|----------------------------|-------------------------------------------------------------------------------------|
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| (81-91) B                                   |                            | 87                                                                                  |
| (69-80) C                                   | 74                         |                                                                                     |
| (55-68) D                                   |                            |                                                                                     |
| (39-54) E                                   |                            |                                                                                     |
| (21-38) F                                   |                            |                                                                                     |
| (1-20) G                                    |                            |                                                                                     |
| Not energy efficient - higher running costs |                            |                                                                                     |
| England & Wales                             | EU Directive<br>2002/91/EC |  |

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.









