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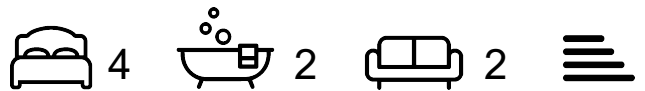
HERE TO GET *you* THERE



Brinkburn Close

Bishop Auckland, DL14 0SS

Offers In The Region Of £260,000



Immaculately presented four bedroomed detached family home situated in the sought after Brinkburn Close, Bishop Auckland. Etherley Dene is an ever popular residential area located just a short distance from both the town centre and Tindale Retail Park where a wide array of amenities are available including primary and secondary schools, healthcare services, supermarkets, popular high street stores, local businesses, restaurants, cafes and entertainment facilities. There are great public transport links in the area with a regular bus service and railway links creating convenient access to not only the neighbouring towns and villages, but places further afield such as Durham, Darlington and York. The A689 is close by leading to the A1(M), ideal for commuters.

In brief, the property comprises; an entrance hall leading into the living room, open-plan kitchen and dining room, conservatory, utility room and cloakroom to the ground floor. The first floor consists of the master bedroom with ensuite, three further bedrooms and family bathroom. Externally, there is a large driveway with EV charging port and single garage with up-and-over door allowing lots of off street parking. To the rear, there is an enviable split-level garden, beautifully landscaped and fully enclosed with extensive decking space ideal for outdoor seating and hosting, while steps lead down onto the lawned area featuring perimeter borders hosting a variety of trees, plants and mature hedging.



Living Room 15'8" x 12'9" (4.8 x 3.9)
Located to the front of the property is the bright and spacious living room which offers ample space for furniture, featuring neutral decor and large window to the front elevation allowing lots of natural light.

Kitchen/Dining Room 18'8" x 10'2" (5.7 x 3.1)
The modern kitchen is fitted with a range of wall, base and drawer units, complementing work surfaces, tiled splashbacks and sink/drainers along with an integrated electric hob with overhead extractor hood, double oven, microwave, dishwasher and undercounter fridge. The breakfast bar offers a great additional seating area while plenty of space remains available for a dining table, chairs and further furniture.

Conservatory 11'9" x 8'4" (3.6 x 2.56)
Open-plan access from the dining area leads into the conservatory, a great addition to the property which offers a further reception area with panoramic windows and French doors leading into the rear garden.

Utility Room 13'9" x 5'6" (4.2 x 1.7)
The utility room is fitted with further cabinetry, work surfaces and a sink/drainers with additional space available for further free standing appliances including plumbing for a washing machine.

Cloakroom 6'6" x 3'0" (2.0 x 0.93)
Ground floor cloakroom fitted with WC and wash hand basin.

Master Bedroom 10'9" x 9'4" (3.29 x 2.86)
Generously sized master bedroom with ample space for a king-sized bed and further furniture, neutral decor, fitted wardrobes and window to the rear elevation along with access leading into the ensuite.

Ensuite 7'6" x 4'8" (2.3 x 1.44)
Ensuite bathroom fitted with a corner shower cubicle, heated towel rail, WC and wash hand basin.

Bedroom Two 10'5" x 8'11" (3.2 x 2.74)
Spacious second bedroom with room for a king-sized bed and further furniture, fitted wardrobes, neutral decor and window to the front elevation.

Bedroom Three 9'10" x 7'7" (3.0 x 2.33)
Another large double bedroom with lots of space for furniture, neutral decor and window to the rear.

Bedroom Four 9'8" x 6'3" (2.95 x 1.92)
Currently utilised as a dressing room, the fourth bedroom is another great size with fitted wardrobes and window to the front elevation.

Bathroom 6'6" x 6'5" (2.0 x 1.97)
Family bathroom fitted with a panelled bath with overhead shower, WC and wash hand basin.

External
Externally, there is a large driveway with EV charging port and single garage with up-and-over door allowing lots of off street parking. To the rear, there is an enviable split-level garden, beautifully landscaped and fully enclosed with extensive decking space ideal for outdoor seating and hosting, while steps lead down onto the lawned area featuring perimeter borders hosting a variety of trees, plants and mature hedging.

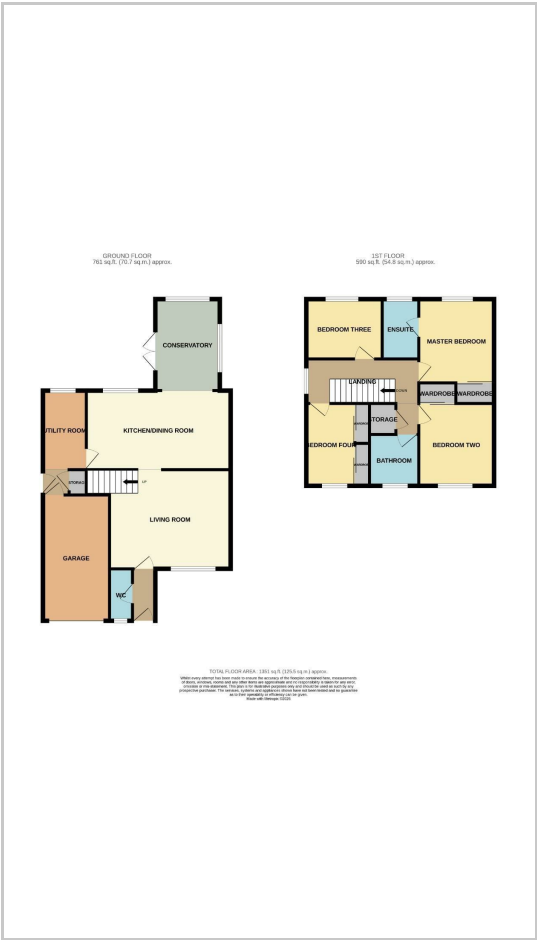
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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. **THINKING OF SELLING?** 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.

147-149 Newgate Street, Bishop Auckland, DL14 7EN
Tel: 01388 311582 Email: bishopauckland@hunters.com <https://www.hunters.com>

Area Map



Floor Plans



Energy Efficiency Graph

