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# Windsor Terrace

## Leeholme, Bishop Auckland, DL14 8HZ

## Price £220,000

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Immaculately presented two bedroomed dormer bungalow situated on Windsor Terrace in Leeholme. The property features modern decor throughout and benefits from a beautifully landscaped rear garden along with a large driveway and garage to the front which has a fully boarded attic space above. Located on the outskirts of the village, with convenient access to a range of amenities within while also only approx 2.4 miles from Bishop Auckland which allows for access to a wide range of supermarkets, high streets stores, schools, restaurants, local businesses and healthcare services. There is an extensive public transport system in the area allowing for access to not only the neighbouring towns and villages but to further afield places such as Durham, Darlington, Newcastle and York. The A688 and A689 are nearby and lead to the A1 (M) both North and South, ideal for commuters.

In brief the property comprises; an entrance hall which leads through into the large living room, kitchen/diner, garden room, bathroom and utility to the ground floor. The first floor contains the master bedroom with ensuite and second double bedroom. Externally, the property has a generously sized block-paved driveway along with single garage with roller door to the front which allow for ample off street parking. To the rear, there is a meticulously maintained and enviably sized garden, fully enclosed with stunning landscaping, patio spaces ideal for outdoor seating and furniture, raised perimeter borders, fountain and pergola providing perfect cover for the luxury spa hot-tub. There are two sheds located to the rear garden with electric fitted to both and water to one.







Entrance Hall
Spacious entrance hall leading through to the main reception rooms and stairs ascending to the first floor.

Living Room 9'10" x 22'8" (3 x 6.9)
The living room is an impressive size, spanning the length of the property providing ample space for furniture, benefiting from gas fire with feature surround, oak flooring and bay window to the front elevation providing plenty of natural light. French doors to the rear leading into the garden room.

Kitchen/Diner 9'10" x 22'8" (3 x 6.9)
The kitchen contains a range of modern wall, base and drawer units, contrasting work surfaces, upstands and Belfast sink, along with an integrated electric hob with overhead extractor hood, oven with separate grill, microwave and dishwasher. Plenty of space remains available for further free standing appliances along with a dining table, chairs and further furniture.

Utility Room 10'10" x 5'9" (3.3 x 1.75)
The utility room is fitted with a further range of wall and base units providing additional storage, along with a sink/drainer, integrated fridge/freezer and space for free standing under counter appliances.

Garden Room 15'9" x 12'10" (4.8 x 3.9)
The garden room is a great addition to the property, providing an ideal seating area with panoramic windows and French doors overlooking the enclosed rear garden ideal for the summer months.

The garden room is a great addition to the property, fully heated with large radiator providing an ideal year-round seating area with panoramic windows and French doors overlooking the enclosed rear garden ideal for the summer months.

Bathroom 6'11" x 5'7" (2.1 x 1.7)
The family bathroom is fitted with a panelled bath, WC and wash hand basin.

Master Bedroom 10'5" x 15'1" (3.17 x 4.6)
The generously sized master room provides ample space for a double bed and further furniture, with built in wardrobes and access into the en-suite. Window to the front elevation.

En-Suite 0'0" x 0'0" (0 x 0)
The ensuite to the master bedroom is fitted with a walk-in shower unit, WC and wash hand basin.

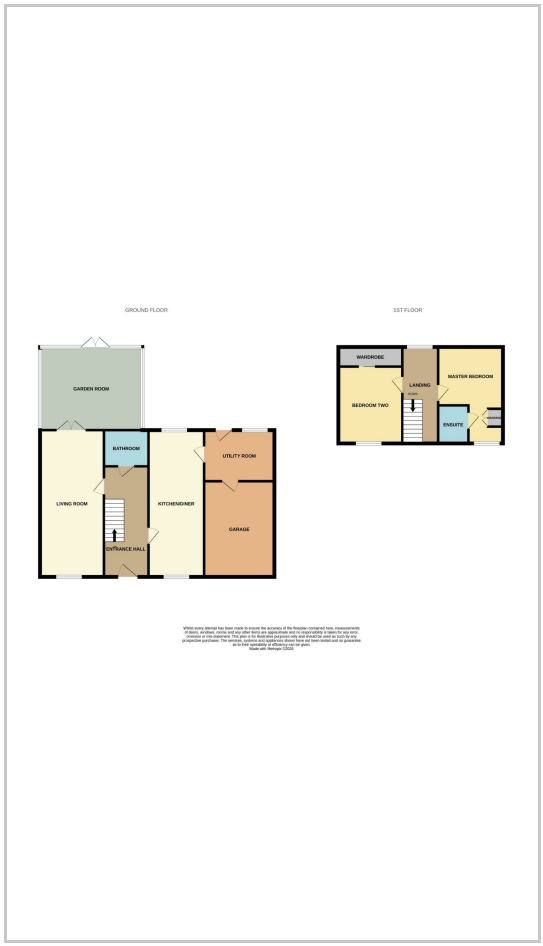
Bedroom Two 9'4" x 11'10" (2.85 x 3.6)
The second bedroom is a further double bedroom with built in wardrobes and window to the front elevation.

External
Externally, the property has a generously sized block-paved driveway along with single garage with roller door to the front which allow for ample off street parking. To the rear, there is a meticulously maintained and enviably sized garden, fully enclosed with stunning landscaping, patio spaces ideal for outdoor seating and furniture, raised perimeter borders, fountain and pergola providing perfect cover for the luxury spa hot-tub. There are two sheds located to the rear garden with electric fitted to both and water to one.

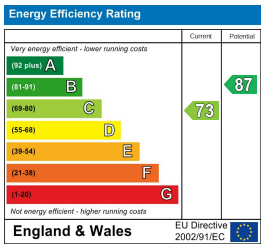
## Area Map

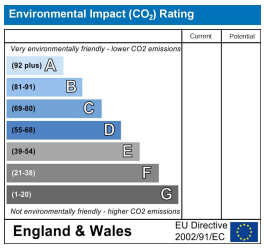



## Floor Plans




## Energy Efficiency Graph




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.
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