



HUNTERS[®]
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St Pauls Close, Toronto, Bishop Auckland, DL14 7AP

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Price £425,000

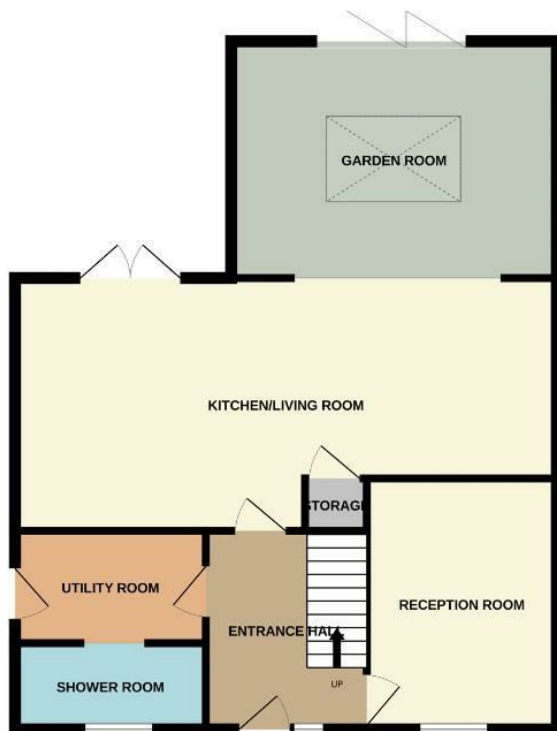
Beautifully finished five bedroomed detached property offered for sale. Far reaching open countryside views to the rear stretch beyond the garden, a large driveway for off street parking and finished to a very high standard throughout, this property is a stunning family home. Perfectly positioned within St. Pauls Close, an exclusive cul-de-sac of only five properties located in Toronto near Bishop Auckland.

This semi rural location has the benefit of local amenities in the nearby town Bishop Auckland including schools, supermarkets, local shops, restaurants and healthcare facilities which are all only a short distance away. There is a regular bus service through the village, whilst the A689 is close by.

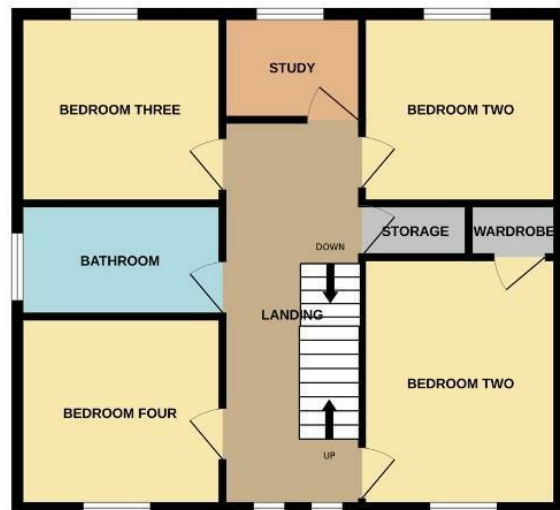
In brief this property comprises; a spacious and welcoming entrance hallway leading through to the open plan living, dining and kitchen area with garden room, there's a further reception room to the front as well as the utility room and a ground floor shower room. The first floor accommodates four bedrooms, family bathroom and study/office. Staircase ascends to the final floor which locates the master bedroom suite with dressing room and ensuite bathroom. Externally the property has a driveway to the front providing off street parking, while to the rear, there is a large lawned garden, fully enclosed with patio area ideal for outdoor seating and furniture.

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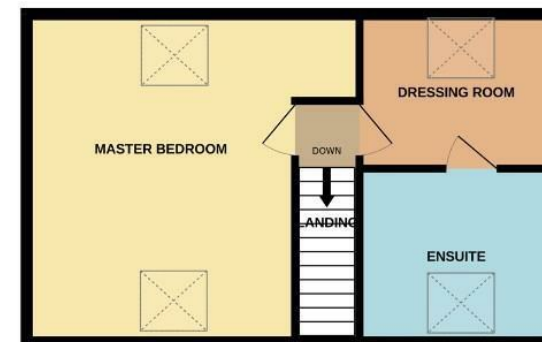
GROUND FLOOR



1ST FLOOR



2ND 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) 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		
	88	89
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

Reception Room

12'9" x 9'4"

Reception room located to the front elevation fitted with sash window, carpeted and having ample space for furniture.

Kitchen/Dining Room

26'8" x 12'5"

Immaculately designed kitchen fitted with Karndean herringbone style flooring, underfloor heating, Quartz worktops, a modern range of units and a centre island with breakfast bar. Built in appliances include; dishwasher, wine fridge, two electric ovens, microwave and hob. Space for an American style fridge freezer inset within the units while the dining area provides plenty of space for a large table with chairs. Patio doors lead out to the patio area.

Garden Room

18'3" x 16'0"

A great addition providing further space for furniture with views over the garden, Karndean flooring with underfloor heating continues into this space and there are bi-folding doors leading out to rear.

Utility

9'5" x 5'6"

A practical utility space fitted with units and worktop. Space for appliances.

Shower Floor

9'5" x 4'1"

A ground floor shower room comprising a well designed suite of WC, wash hand basin and walk in shower with glass screen.

Stairs/Landing

The staircase is Oak & glass, ascending to the spacious first floor landing and further to the master suite.

Bedroom Two

12'11" x 9'6"

The first of the four doubles, a generous size, located to the front elevation with sash window and ample space for bedroom furniture.

Bedroom Three

9'4" x 9'6"

Further double bedroom located to the rear with countryside views, sash window and space for furniture.

Bedroom Four

9'10" x 9'6"

A small double bedroom located to the front with sash window and plenty of space still for a double bed.

Bedroom Five

9'6" x 9'2"

The fifth bedroom, a small double, located to the rear with countryside views and sash window.

Study

6'10" x 5'2"

A perfect home office/study with views to the rear over the open countryside beyond the garden.

Family Bathroom

The main family bathroom is fitted with a modern suite comprising; a bath with overhead shower, wash basin vanity unit and WC.

Master Bedroom Suite

16'0" x 13'1"

The master bedroom suite is an impressive size, located on the final floor for privacy, complete with a king sized bedroom, dressing room and ensuite.

Ensuite Bathroom

The master bedrooms's ensuite comprises; a corner shower cubicle, bath, wash basin vanity unit and WC.

Driveway

Large driveway to the front elevation providing off street parking for multiple vehicles.

Garden

The extensive rear garden is mainly laid to lawn, with hedged border, stunning countryside views beyond and a large paved patio providing plenty of space for outdoor furniture.





