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Lydgate Lane Wolsingham, Bishop Auckland, DL13 3LF

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Offers In Excess Of £350,000

Beautifully presented three bedroomed detached family home, set within a generous plot with surrounding gardens, large driveway and garage. The property is situated in Wolsingham this sought after rural village is highly regarded locally and provides access to a range of amenities such as schools, local shops, cafes and restaurants as well as convenience store and healthcare services. There is a regular bus service through the village allowing for access to neighbouring towns and villages. Wolsingham is within Weardale, an area of outstanding natural beauty, and popular with walkers and cyclists having many public walks/trails. Only approx. 15 miles away is the nearby city of Durham, which provides access to further restaurants, shops, the University as well as boasting an extensive public transport system; allowing for access to further afield places such as Newcastle, York, Edinburgh and London.

In brief the property comprises; an entrance hall leading through into the living room, dining room, kitchen, further reception room which could be used as a bedroom and a ground floor shower room. Stairs ascend to the first floor containing two further double bedrooms and family bathroom. Externally the property has a low maintenance garden to the front along with a large driveway and garage providing ample off street parking. Whilst to the side there is a large open lawned garden along with patio area ideal for outdoor furniture. To the rear of the property there is a further large patio area, with established borders, raised beds, storage shed and a greenhouse.

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Living Room

19'8" x 12'11"

Beautifully presented living room providing ample space for furniture, neutral decor and sliding doors which open out onto the patio area.

Dining Room

14'9" x 13'1"

The dining room is another generous reception room, with space for a table and chairs, further furniture and dual aspect windows providing lots of natural light.

Kitchen/Breakfast Room

17'8" x 15'8"

The kitchen is fitted with a contemporary range of wall, base and drawer units, complementing work surfaces, tiled splash backs and sink/drainage unit. Benefiting from integrated appliances including; a double oven, hob, overhead extractor hood, fridge/freezer and dishwasher. Space is available for a table and chairs and dual aspect windows providing lots of natural light.

Utility Room

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

Shower Room

Fitted with a double walk in shower cubicle, WC and wash hand basin.

Reception Room/ Bedroom Three

14'9" x 12'9"

Another spacious reception room that could be utilised as a family room/second living room. However could be used as a third spacious double bedroom. Bay window to the front elevation.

Master Bedroom

14'1" x 12'5"

The master bedroom is a generous double bedroom, with built in wardrobes and window to the front elevation.

Bedroom Two

16'0" x 10'9"

The second bedroom is a further spacious double bedroom with bay window to the front elevation.

Bathroom

9'10" x 5'6"

The bathroom contains a panelled bath with overhead shower, WC and wash hand basin.

External

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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.











