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Dene Hall Drive, Bishop Auckland, DL14 6UG

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Price £225,000

Well presented four bedroomed semi-detached family home, situated in the highly sought after residential development Dene Hall Drive in Bishop Auckland. This large family home is positioned in a fantastic location, with gardens to both the front and rear as well as a driveway and garage providing off street parking. The rear garden is a great size, with well established shrubbery and perimeter borders. Dene Hall Drive is a highly regarded and desirable area, only approx. 1 mile from the town centre and approx. 1.5 miles from Tindale Retail Park, providing easy access to a range of local amenities from schools to supermarkets, restaurants to high street retail stores. There is also a regular bus service leading to neighbouring towns and villages.

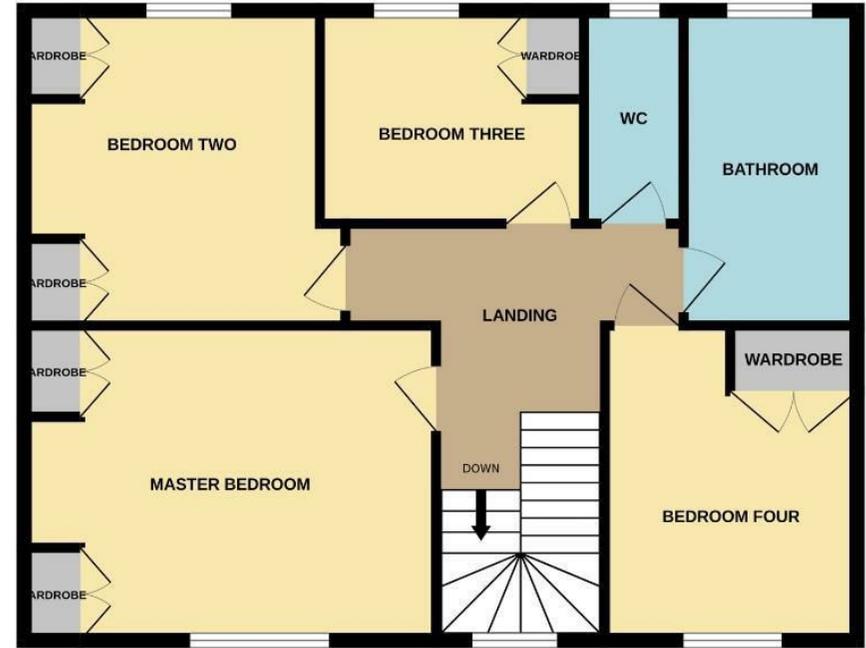
In brief the property comprises; an entrance hall leading through into the living room, dining room, kitchen, utility room and cloakroom to the ground floor. The first floor contains the large master bedroom, three further bedrooms, bathroom and separate WC. Externally the property has a lawned garden, driveway and garage to the front. To the rear of the property there is landscaped garden, mainly laid to lawn, with established perimeter borders and patio area ideal for outdoor furniture.

Hunters Bishop Auckland 147-149 Newgate Street, Bishop Auckland, DL14 7EN | 01388 311582  
bishopauckland@hunters.com | www.hunters.com

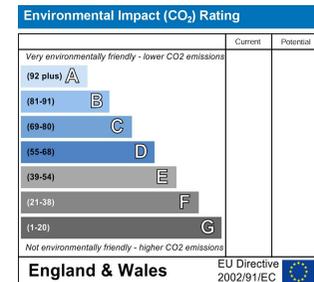
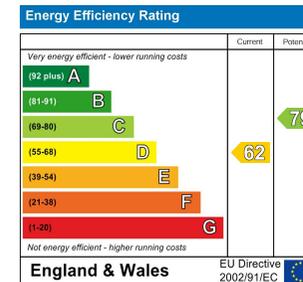
GROUND FLOOR



1ST 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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### Entrance Hall

12'5" x 8'2"

Entrance porch leads into the spacious entrance hall, providing access to the principle reception rooms and stairs ascending to the first floor.

### Living Room

16'0" x 12'1"

The living room is a great size reception room, with ample space for furniture, gas fire with feature surround and large window to the front elevation.

### Dining Room

14'5" x 12'1"

The dining room is another large reception room, with original parquet flooring, space for a dining table and chairs, further furniture and door to the rear leading into the garden.

### Kitchen

9'10" x 8'4"

The kitchen is fitted with a range of wall, base and drawer units, complementing work surfaces, tiled splash backs and sink/drain unit with space for free standing appliances.

### Utility Room

10'2" x 5'6"

The utility room provides space for further storage along with space for further freestanding appliances.

### Cloakroom

10'2" x 5'4"

Fitted with a WC and wash hand basin.

### Master Bedroom

15'1" x 14'0"

The master bedroom provides space for a king sized bed, built in wardrobes and large window to the front elevation.

### Bedroom Two

12'1" x 11'5"

The second bedroom is another large double bedroom with built in wardrobes and window to the rear elevation.

### Bedroom Three

11'3" x 9'2"

The third bedroom is a double bed with built in wardrobes and window to the rear elevation.

### Bedroom Four

11'0" x 9'10"

The fourth bedroom is a large single bedroom with built in wardrobes and window to the side elevation.

### Bathroom

8'8" x 5'8"

The bathroom is fitted with a modern panelled bath with overhead shower and wash hand basin.

### WC

5'10" x 36'5"

Separate WC.

### External

Externally the property has a lawned garden, driveway and garage to the front. To the rear of the property there is landscaped garden, mainly laid to lawn, with established perimeter borders and patio area ideal for outdoor furniture.

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>79</b>
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 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.









