



Etherley Grange

Bishop Auckland, DL14 0JZ

Price £600,000



Stunning five bedroomed detached dormer bungalow pleasantly positioned in the semi-rural Etherley Grange. This deceptively spacious family home boasts a number of modern upgrades throughout and is situated within an enviable plot with an extensive rear garden with beautiful landscaping and a large driveway accessed by electric gates to the front offering parking for numerous cars. Picturesque countryside views surround the property providing a scenic outlook and the village location is ideal for those looking for a quiet lifestyle, while Bishop Auckland town centre is only approx 2 miles away and provides easy access to a range of amenities such as schools, supermarkets, healthcare services, popular high street retail stores and restaurants. The A68 and A688 are nearby and lead to the A1 (M) both North and South, great for commuters. There is also an extensive public transport system in the area which allows for access to not only the surrounding towns and villages but to further afield places such as Darlington and Durham.

In brief, the property comprises; an entrance hall leading into the living room with open-plan sunroom, kitchen/dining room, utility room, master bedroom with adjoining dressing area and ensuite, three further double bedrooms, the family bathroom and additional shower room to the ground floor. Bedroom five can also be utilised as a formal dining room. Stairs ascend to the first floor which consists of a final double bedroom, bathroom and additional storage space. Externally, the property is set within a truly impressive plot featuring a substantial block-paved driveway to the front allowing off street parking for multiple cars. To the rear, there is an extensive rear garden, meticulously maintained with large lawned spaces, well established hedged perimeter borders along with an array of mature trees, plants and bushes. Generously sized patio space provide ample space for outdoor seating along with the summerhouse.



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Energy Efficiency Rating

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		

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Environmental Impact (CO₂) Rating

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		
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Not environmentally friendly - higher CO ₂ emissions		

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