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West Deanery Farm Close South Church, Bishop Auckland,
DL14 6ZG

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Price £550,000

Exceptionally rare to the market, this detached family home with annexe, offers six bedrooms across three storeys. Stone built and set within an extensive plot this stunning property offers versatile living with huge scope for multigenerational living in the ground floor self contained annexe extension or as an impressive individual home. Completed to a high standard with generous room sizes, modern decor throughout and with the extended annexe, this property has been well looked after by the current owners and would suit a range of potential purchasers.

West Deanery Farm Close is perfectly positioned at the end of a winding no through road leading to this exclusive development of only a handful of properties. Only a short distance from local amenities including supermarkets, schools, restaurants, healthcare services as well as popular high street shops and retail stores. There is an extensive public transport system in the area via both bus and rail, whilst the A688 is close by for commuters leading to the A1(M).

In brief this property comprises; the welcoming entrance hallway with storage, open plan main reception space and kitchen / dining area with separate utility and cloakroom. Staircase ascends to the first floor which accommodates four of the bedrooms, one with ensuite as well as the family bathroom. The master bedroom suite is located on the final storey, complete with two walk in wardrobes, private bathroom as well as the spacious king sized bedroom.

The ground floor annexe has internal access and is self contained, with a large double bedroom to front with fitted wardrobes, spacious shower room and kitchen/living room to rear with patio doors leading out into the garden.

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

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GROUND FLOOR

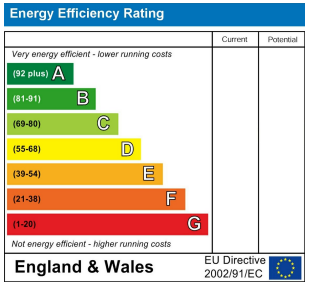


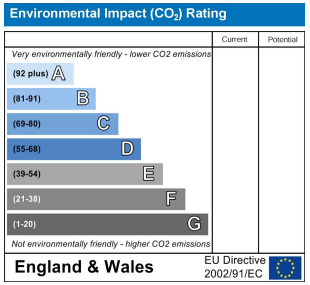
1ST FLOOR



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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Entrance Hallway
The main entrance hallway with door leading to the ground floor accommodation, a large storage cupboard and with staircase ascending to first floor.

Living / Dining Area
29'6" x 13'5"
The open plan living and dining area is perfect for growing families, offering plenty of space for both living and dining room furniture and with windows to the front, side as well as bi-folding doors to the rear leading out into the garden and providing plenty of natural light. This room is finished with a feature log burner and tiled surround.

Kitchen
16'0" x 25'3"
Open plan with the reception space and fitted with a high quality, modern, range of wall drawer and base units, complimenting island with breakfast bar, quartz worksurfaces and integrated appliances including two electric ovens, fridge/freezer, dishwasher and double inset sink with mixer tap.

Utility Room
5'10" x 4'11"
Fitted with further units for storage and space for both a washing machine and tumble drier.

Cloakroom
Comprising a low level WC and wash hand basin.

Bedroom Two
12'5" x 10'9"
The second bedroom is located on the first floor, this double bedroom has window to rear overlooking the garden as well as private ensuite shower room.

Ensuite
Fitted with a low level WC, wash hand basin and walk in shower with glass surround.

Bedroom Three
13'5" x 12'5"
The third double bedroom is also located to the rear with views over the garden and offers plenty of space for bedroom furniture.

Bedroom Four
12'1" x 9'8"
The fourth double bedroom is located to the front, with bay window and plenty of space for furniture.

Bedroom Five
9'10" x 6'6"
The fifth bedroom is a spacious single size, which could be used as a home office/study, with window to front.

Bathroom
The family bathroom is fitted with a low level WC, wash hand basin, corner shower cubicle and bath with center taps.

Master Bedroom
28'2" x 12'5"
The master bedroom suite is located on the final storey, and is complete with two walk in wardrobes as well as private bathroom.

Bathroom
Master bedrooms bathroom is fitted with a low level WC, wash hand basin, corner shower cubicle and spa bath.

Ground Floor Annexe
A perfectly proportioned self contained annexe with internal access as well as patio doors leading out to the garden. An ideal space ready set for multi-generational living.

Bedroom Six
12'5" x 8'2"
The annexe has a generous double bedroom with window to the front as well as fitted wardrobes for storage.

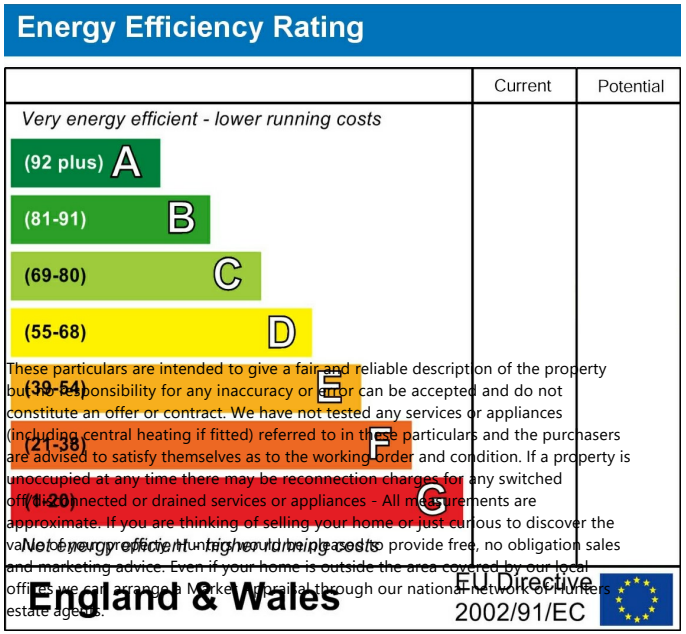
Shower Room
Fitted with a low level WC, wash hand basin and walk in shower.

Living/Kitchen Area
31'2" x 10'5"
The annexe has a spacious living area with space for furniture, patio doors to the rear, open plan with the kitchen which provides wall and base units for storage, an integrated electric oven, sink with drainer and space for a kitchen table with chairs as well as fridge/freezer.

Parking
The driveway to the front has parking for multiple vehicles, with car charging port as well as double gates leading to the side access.

Garden
The extensive rear garden is well maintained, the terrace provides plenty of space for outdoor furniture, whilst the remainder is mainly laid to lawn, with hedged borders and large summerhouse with patio at the end.

Summerhouse
A perfect addition, the summerhouse with patio provides indoor/outdoor entertaining space, has power points and lighting, perfect for families or visiting guests and also providing storage space.



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 in today's market, we are 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 hundreds of estate agents.























































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