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Laburnum Grove

St Helen Auckland, Bishop Auckland, DL14 9GH

Offers Over £240,000

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Immaculately presented, four bedroomed detached family home situated on Laburnum Grove in St Helen Auckland. Pleasantly positioned with easy access to amenities, a good sized rear garden as well as a garage and double length driveway. The nearby retail park at Tindale is ever expanding and offers a range of popular high street retail stores, cafes, food outlets, shops as well as the new shopping complex. It is also approximately 2 miles from Bishop Auckland town centre with further facilities such as healthcare amenities, secondary schools, independent shops, cafés and restaurants as well as great transport links via both train and bus to locations such as Durham, Darlington and Newcastle.

In brief, the property comprises; an entrance hall leading into the living room, study, kitchen/diner, utility room, garden room and cloakroom to the ground floor. The first floor contains the master bedroom with ensuite, three further bedrooms and family bathroom. Externally the property has a large landscaped rear garden, mainly laid to lawn with well established borders and patio area ideal for outdoor furniture. There is a single garage with double length driveway providing ample off street parking.







Living Room 13'1" x 10'6" (4.0m x 3.21m)
The living room benefits from neutral decor, ample space for furniture and large bay window providing lots of natural light.

Study 9'4" x 7'1" (2.87m x 2.16m)
A further reception room currently utilised as a home office, with dual aspect windows.

Kitchen/Diner 20'0" x 8'9" (6.1m x 2.68m)
The kitchen is fitted with a range of modern wall, base and drawer units, granite work surfaces, upstands and sink/drainer unit. Benefiting from integrated appliances including; an oven, hob, overhead extractor hood, fridge/freezer, dishwasher and microwave. Space is available for a dining table and chairs.

Garden Room 9'6" x 8'9" (2.9m x 2.68m)
A further seating area with French doors opening out into the garden.

Utility Room 7'3" x 5'7" (2.22m x 1.72m)
The utility room is fitted with a further range of wall and base units providing additional storage along with space for a washing machine.

Cloakroom
Fitted with a WC and wash hand basin.

Master Bedroom 12'1" x 9'10" (3.69m x 3.0m)
The master bedroom is a generous double bedroom with space for a king sized bed, further furniture and window to the front elevation.

Ensuite 7'5" x 5'0" (2.27m x 1.53m)
The ensuite is fitted with a double shower cubicle, WC and wash hand basin.

Bedroom Two 10'11" x 9'10" (3.35m x 3.0m)
The second bedroom is a further large bedroom with window to the rear elevation.

Bedroom Three 9'10" x 7'6" (3.0m x 2.3m)
The third bedroom is a double bedroom with window to the rear elevation.

Bedroom Four 9'10" x 7'1" (3.0m x 2.18m)
The fourth bedroom is a single room with window to the front elevation.

Bathroom 7'1" x 6'3" (2.17m x 1.92m)
The family bathroom is fitted with a panelled bath, WC, wash hand basin and perimeter tiling.

External
Externally the property has a large landscaped rear garden, mainly laid to lawn with well established borders and patio area ideal for outdoor furniture. There is a single garage with double length driveway providing ample off street parking.

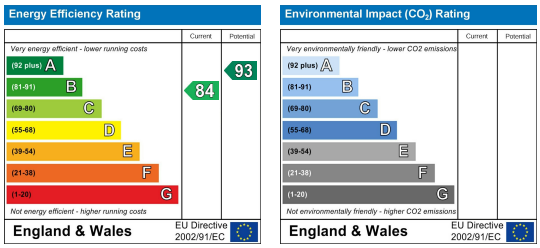
Area Map



Floor Plans



Energy Efficiency Graph



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.
THINKING OF SELLING? 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.

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