



**New Park, Newfield, Bishop Auckland**  
DL14 8DR

**Price £240,000**





# New Park, Newfield, Bishop Auckland

## DESCRIPTION

Three bedroomed detached property located in New Park, Newfield. This spacious detached property is ideal for a variety of buyers, boasting an extended garden to the rear, large garden room, off street parking and panoramic countryside views to the rear. Newfield is located only approx 2.8 miles from the neighbouring towns Bishop Auckland and Spennymoor, which allows for access to a range of amenities, from supermarkets, retail stores, food outlets and both primary and secondary schools. There is an excellent public transport system in the area providing access to not only the surrounding towns and villages, but to further afield places such as Darlington, Durham, Newcastle and York.

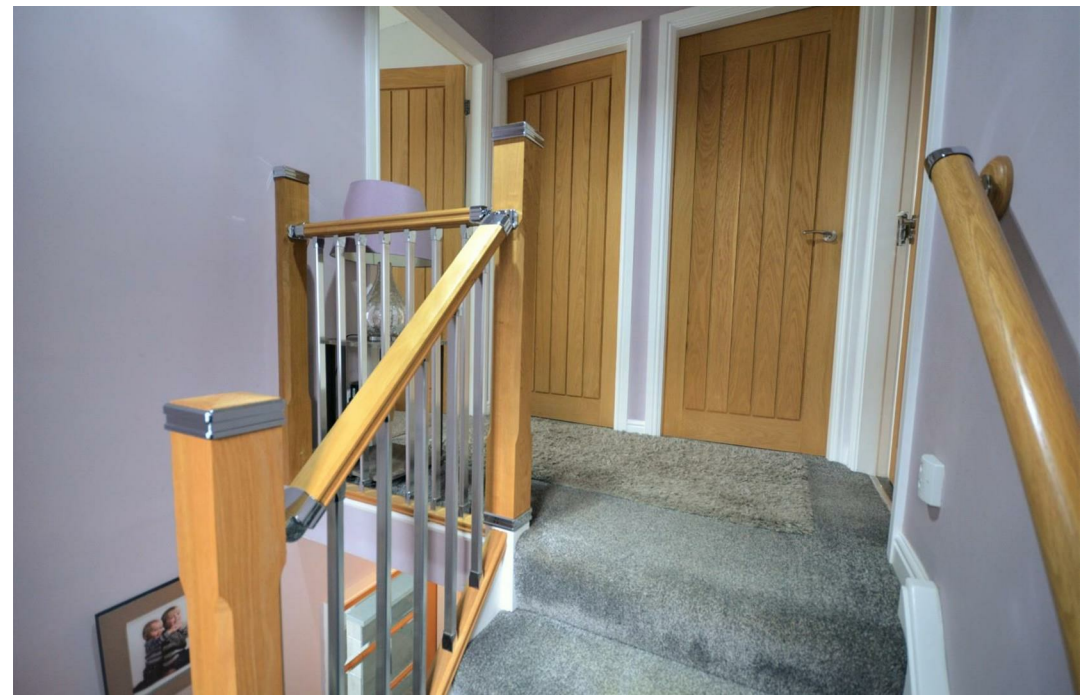
In brief the property comprises; an entrance hall leading into the living room, dining room, kitchen, garden room and cloakroom to the ground floor. The first floor contains the master bedroom, ensuite, two further bedrooms and family bathroom. Externally the property has a large paved driveway to the front providing ample off street parking, whilst to the rear there is a large enclosed extended garden. It contains a lawned garden area, well established borders, and raised patio area ideal for outdoor furniture.



# ROOMS

<p>Entrance Porch</p> <p>Entrance porch providing access through into the living room, added in Nov 2022 a great addition.</p>	<p>Master Bedroom</p> <p>12'10" x 10'4"</p> <p>The master bedroom is a spacious king size with fitted wardrobes for storage.</p>	<p>Additional Information</p> <p>This property has full planning permission approved for an extension to the front elevation, at first floor level above the dining room for a fourth bedroom/ room.</p> <p>Planning reference</p> <p>DM/22/01605/FPA - exp 22 Jul 2025</p>
<p>Living Room</p> <p>18'4" x 11'1"</p> <p>The main reception room is spacious and bright, with double oak doors leading to the kitchen and offering ample space for furniture, large window to the front providing lots of natural light.</p>	<p>Ensuite</p> <p>Comprising a low level WC, wash hand basin and shower cubicle.</p>	
<p>Dining Room</p> <p>12'5" x 8'5"</p> <p>The dining area is a great size, with ample space for a table with chairs. There is an additional storage/utility room to the rear with plumbing and space for a washing machine.</p>	<p>Bedroom Two</p> <p>9'8" x 9'6"</p> <p>The second bedroom is a generous double size with plenty of space for furniture.</p>	
<p>Kitchen</p> <p>9'6" x 20'4"</p> <p>Modern kitchen fitted with a beautiful range of wall, drawer and base units, complementing composite worktops with breakfast bar, upstands with pull out larder, carousel corner unit and integrated appliances including; a wine cooler, washing machine, dishwasher, double oven, induction hob and carbon filter extractor fan. There is space available for a free standing American style fridge/freezer. Open plan leading through into the garden room.</p>	<p>Bedroom Three</p> <p>10'2" x 10'5"</p> <p>The third double bedroom provides ample space for bedroom furniture.</p>	
<p>Garden Room</p> <p>9'2" x 10'5"</p> <p>A great addition providing further reception space, doors lead out to the garden and this room has stunning views over the garden and countryside beyond.</p>	<p>Bathroom</p> <p>6'6" x 9'10"</p> <p>Family bathroom comprising a low level back to wall WC, matching wash hand basin unit and corner bath with jets.</p>	
<p>Cloakroom</p> <p>Comprising a low level back to wall WC and matching wash hand basin unit.</p>	<p>Loft</p> <p>The loft is fully boarded out with access from landing with pull down steps. The property is fitted with 2 wired smoke alarms and a carbon monoxide alarm fitted.</p>	
	<p>External</p> <p>Externally and to the front this property has a gated double driveway and front garden, gated access to both sides and leading on to the rear garden.</p>	
	<p>Rear Garden</p> <p>The garden to the rear is south-west facing and an exceptional size, extended further than the neighbouring gardens. The tiered garden has large lawned areas, gravelled areas, raised flower beds and patio areas for outdoor furniture. Complete with idyllic views over the surrounding countryside.</p>	





GROUND FLOOR



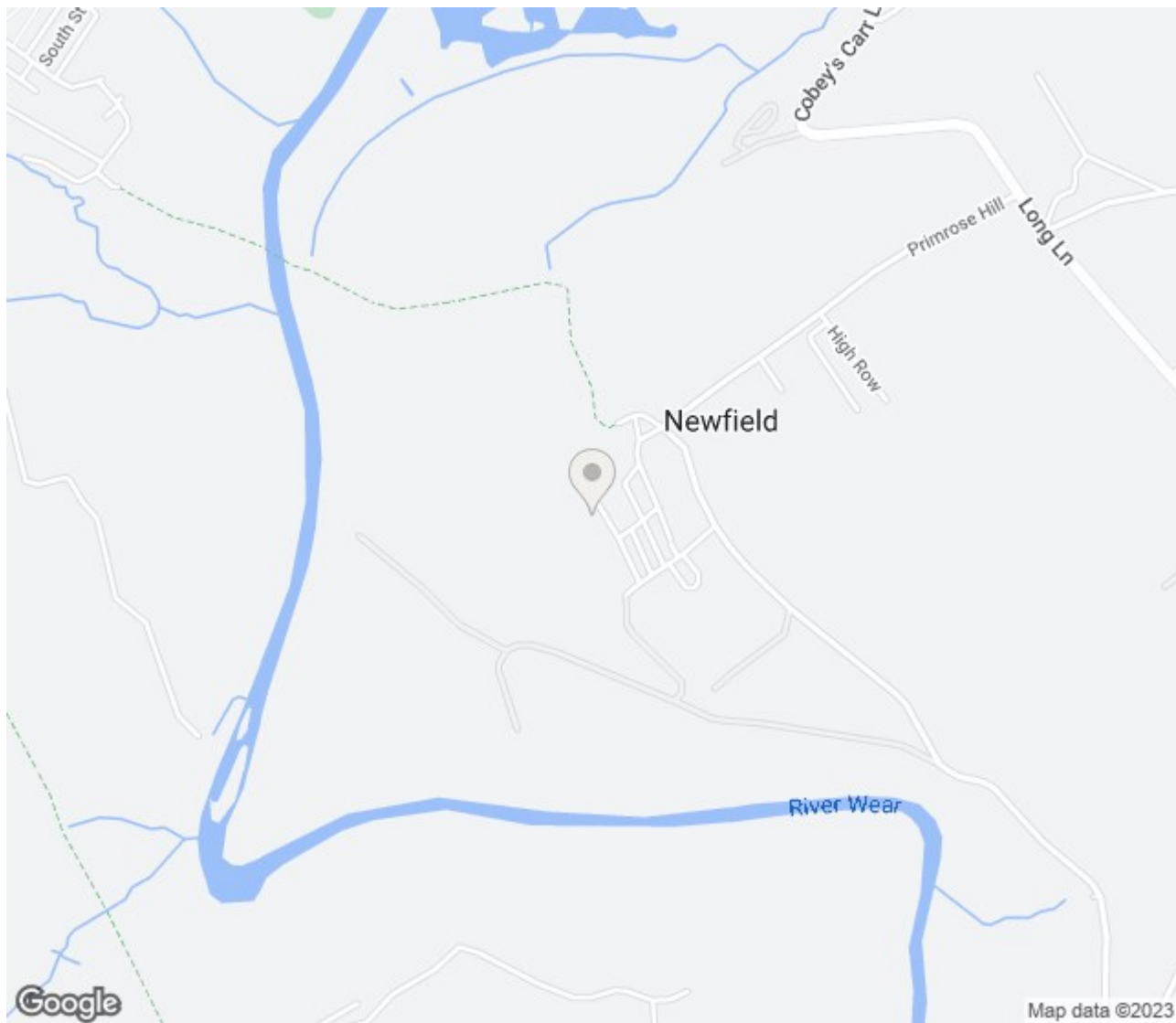
1ST FLOOR



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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## ENERGY PERFORMANCE CERTIFICATE

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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