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13 Norfolk Place, Bishop Auckland, DL14 6UU

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## Offers In Excess Of £100,000

Generous four bedroomed family home offered for sale on Norfolk Place. Situated in a popular area on the outskirts of Bishop Auckland, nearby to a range of amenities such as supermarkets, retail stores, food outlets and both primary and secondary schools. For commuters, the A688 is close by and leads to the A1 (M) both North and South, whilst there is also a bus stop close by, part of the extensive public transport system which allows 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/dining rooms, kitchen, conservatory and family bathroom to the ground floor. The first floor contains the master bedroom and three further spacious bedrooms. Externally the property has an enclosed garden to the rear, mainly laid to lawn with gated access to the rear where there is a driveway for one car.

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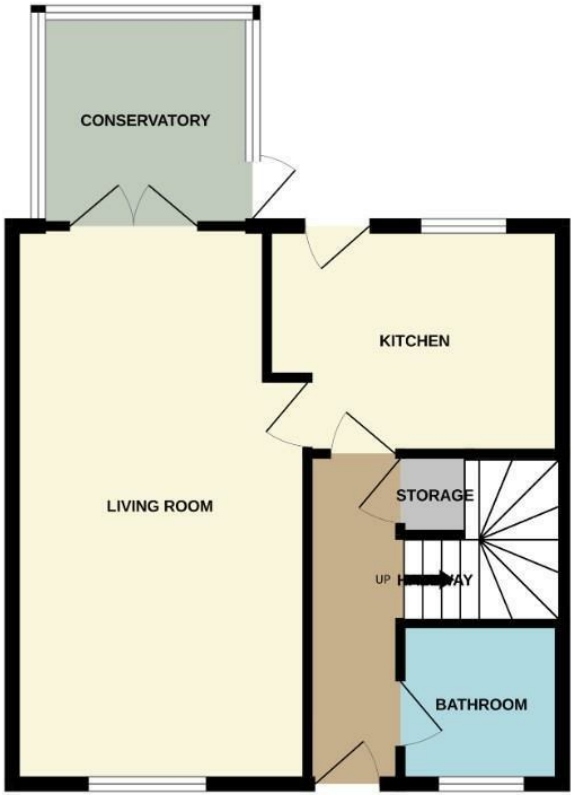
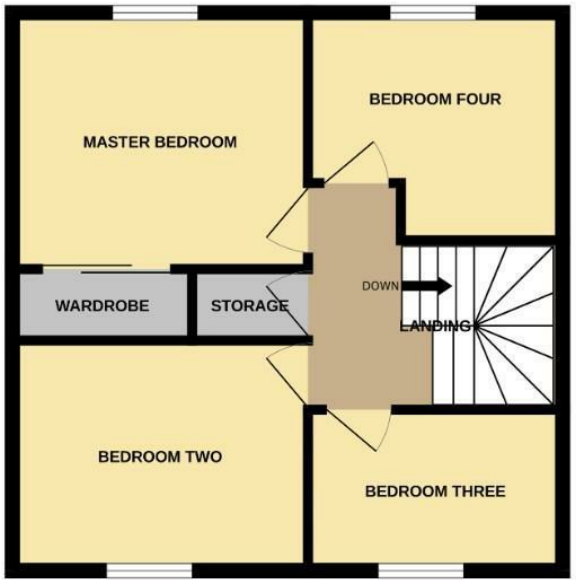
GROUND FLOOR
529 sq.ft. (49.1 sq.m.) approx.




1ST FLOOR
460 sq.ft. (42.7 sq.m.) approx.




TOTAL FLOOR AREA : 989 sq.ft. (91.9 sq.m.) approx.

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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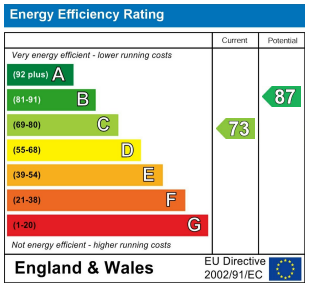
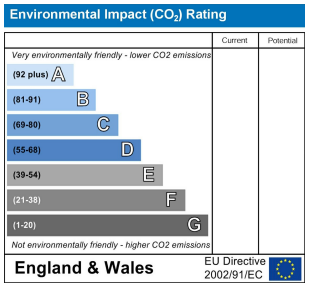


**Living/Dining Room**
21'7" x 11'5"
Spacious and bright living room, with feature fire surround, ample space for both living and dining furniture and French doors leading into the conservatory. Window to the front elevation.

**Kitchen**
11'5" x 8'4"
The kitchen is fitted with a range of wall, base and drawer units, complementing work surfaces, tiled splash backs and sink/drainer unit. Benefiting from an integrated oven, hob, overhead extractor, under counter fridge/freezer and washing machine. Window to the rear elevation.

**Conservatory**
8'2" x 8'2"
The conservatory is a great addition, providing a further seating area overlooking the garden. French doors to the side lead out into the garden.

**Bathroom**
6'2" x 6'2"
The bathroom is fitted with a panelled bath with rainfall and overhead shower, WC and wash hand basin. Opaque window to the front elevation.

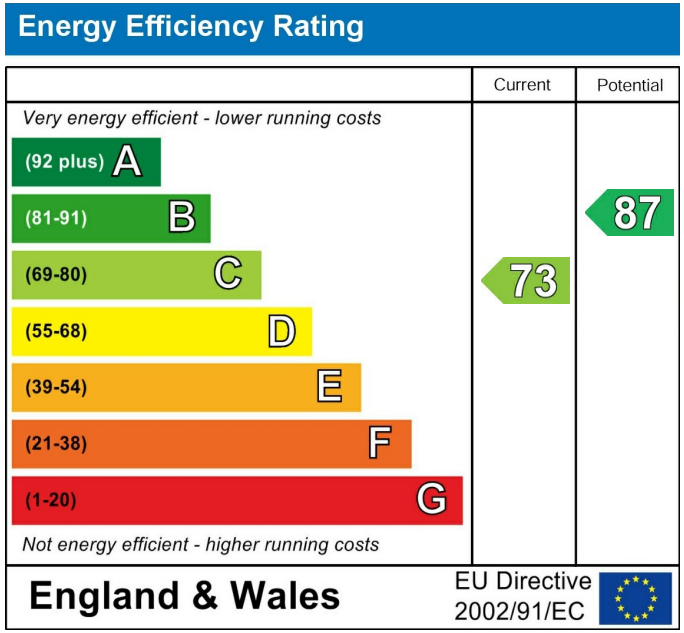
**Master Bedroom**
11'5" x 9'10"
The master bedroom provides space for a king-sized bed and further furniture with neutral decor and window to the rear elevation.

**Bedroom Two**
11'5" x 8'10"
The second bedroom is another spacious bedroom with neutral decor, window to the front elevation.

**Bedroom Three**
9'10" x 6'6"
The third bedroom is another good size with window to the front elevation.

**Bedroom Four**
9'10" x 6'6"
The fourth bedroom is a good size with window to the rear elevation.

**External**
Externally the property has an enclosed garden to the rear, mainly laid to lawn with gated access to the rear where there is a driveway for one car.




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.

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