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Toft Hill Bishop Auckland, Co. Durham, DL140PX

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Offers In Excess Of £300,000

Beautifully presented, three bedroomed semi-detached bungalow set within a generous plot with well established gardens to the front, detached garage and scenic countryside views. The property is located in the picturesque village of Toft Hill, providing access to local amenities such as a highly regarded primary school, Methodist Church and village pub and is surrounded by open countryside, farmers fields, rolling hills and public walks. Further amenities such as supermarkets, primary and secondary schools, healthcare services, popular high street stores and food outlets are located in the nearby towns Bishop Auckland and West Auckland. Located just off the A68, ideal for commuters it leads to the A1(M) and A688.

In brief the property comprises; a large entrance porch to the front, leading through into the living room, kitchen/diner, three spacious bedrooms and family bathroom. Externally, the property is accessed via a gated driveway leading to the detached single garage/storage shed which offer ample off street parking and access leads into the enclosed rear yard. The property is set within an enviable plot with meticulously maintained gardens to the front elevation laid mainly to lawn with mature tree, stone-walled planter beds, established borders and perimeter hedging accompanied by striking country views.

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GROUND FLOOR



Energy Efficiency 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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) 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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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 Porch

7'4" x 6'1"

To the front of the property is the entrance porch with panoramic windows offering a fantastic outlook over the rolling fields.

Living Room

14'5" x 12'0"

Spacious and bright principle reception room, providing ample space for furniture, neutral decor and feature exposed brick wall with inset multi-fuel fire. Window to the front elevation.

Kitchen/Diner

14'1" x 12'0"

The kitchen is fitted with a range of wall, base and drawer units, complementing work surfaces, tiled splash backs and sink/drain unit along with a range cooker, American-style fridge/freezer and underfloor heating. Space is available for further free standing appliances and seating with dual aspect windows to the front and side.

Master Bedroom

11'11" x 9'2"

The master bedroom provides space for a double bed, further furniture and window to the front elevation.

Bedroom Two

15'8" x 7'3"

The second bedroom is a good size bedroom with window to the rear elevation.

Bedroom Three

10'11" x 7'3"

The third bedroom is a spacious room with window to the rear elevation.

Bathroom

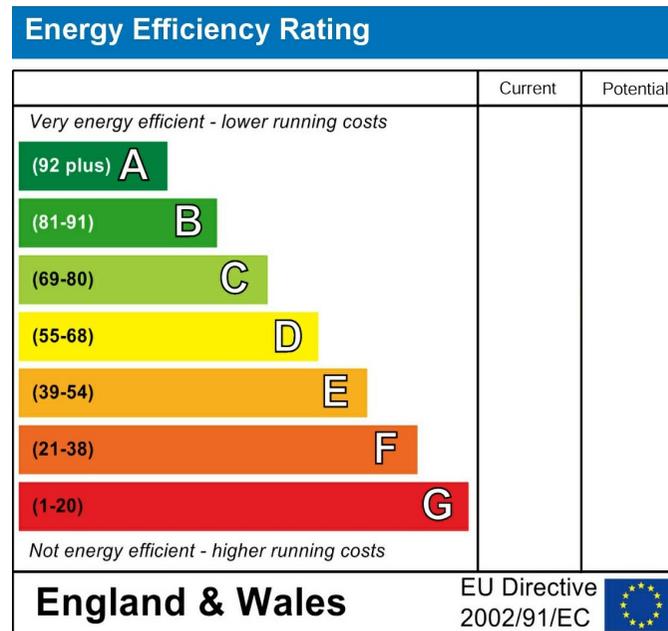
7'3" x 8'9"

The bathroom is fitted with a tiled bath, walk in single

shower cubicle, WC and wash hand basin set within a vanity unit.

External

Externally, the property is accessed via a gated driveway leading to the detached single garage/storage shed which offer ample off street parking and access leads into the enclosed rear yard. The property is set within an enviable plot with meticulously maintained gardens to the front elevation laid mainly to lawn with mature tree, stone-walled planter beds, established borders and perimeter hedging accompanied by striking country views.



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.



