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Kellaw Close Bishop Auckland, Durham, DL14 7GB

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Price £300,000

Immaculately presented four bedrooomed detached family home, located within a generous corner plot in Kellaw Close. Situated within Bracks Farm, a sought after development on the outskirts of Bishop Auckland. Only approx. 1.8miles from the town centre which allows for easy access to a range of amenities, including supermarkets, healthcare services, food outlets, high street retail stores and both primary and secondary schools. There is an extensive 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 and Newcastle. The A688 is nearby and leads to the A1 (M) both North and South, ideal for commuters.

In brief the property comprises; a large entrance hall leading through into the living room, large open plan kitchen/diner, second reception room, garden room and cloakroom to the ground floor. The first floor contains the master bedroom with ensuite, three further bedrooms and the family bathroom. Externally there is a large driveway to the front of the property and single garage providing ample off street parking. Whilst to the rear there is a large enclosed split level garden with large patio area idea for outdoor furniture, as well as open lawned area.

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

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

Living Room

11'7" x 14'2"

The main reception room is spacious and bright providing plenty of space for furniture, benefiting from neutral decor, feature wall sconces and large bay window allowing lots of natural light.

Kitchen/Dining Room

18'2" x 20'1"

Beautifully presented open plan kitchen/dining room fitted with a range of wall, drawer and base units, wooden work surfaces, breakfast bar, tiled splash backs, integrated electric hob, chimney style extractor hood, electric oven, microwave, dishwasher and fridge/freezer. The dining area provides ample space for a large table with chairs, window to the front elevation. This space is ideal for entertaining both guests and the family.

Second Reception Room

9'1" x 9'6"

A further reception room open plan with the garden room provides space for furniture, could be used as a play room or study.

Garden Room

10'6" x 12'1"

The garden room is a great addition providing space for further furniture with double doors leading out to the garden, ideal for the summer months.

Cloakroom

Comprising low level WC and wash basin.

Master Bedroom

6'11" x 9'9"

The master bedroom is a generous king size, with fitted wardrobes for storage and private ensuite shower room.

En-Suite

Comprising low level WC, wash hand basin and shower cubicle.

Bedroom Two

9'10" x 10'10"

The second bedroom is a good sized double, with window to the rear overlooking the garden.

Bedroom Three

6'11" x 9'9"

The third bedroom is a spacious single with large fitted wardrobes for storage.

Bedroom Four

7'7" x 8'2"

The fourth bedroom is a good sized single which could be used as a home office/study.

Bathroom

The family bathroom has been fitted with a low level WC and wash basin vanity units and panelled bath with overhead shower.

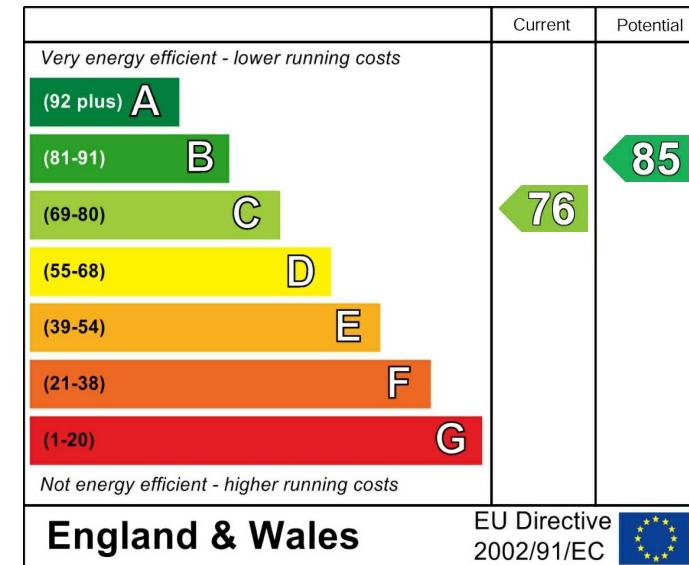
Driveway & Garage

Located within a generous corner plot provides plenty of off street parking either on the large driveway or within the single garage.

Garden

The garden is a great size, split level providing a large patio area for outdoor furniture and stairs leading to the section which is mainly laid to lawn with perimeter shrubs and plants. The raised area also has ample space for outdoor seating providing an additional space to enjoy the warmer weather.

Energy Efficiency Rating



England & Wales



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.

