



HUNTERS[®]
HERE TO GET *you* THERE

Springbank Road, Newfield, Bishop Auckland, DL14 8DE

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Price £370,000

Very rare to the market, this spacious four bed roomed detached family home is offered for sale with huge gardens and an approx. 0.8 acre paddock with stable. Perfectly positioned in a rural setting in the quiet village Newfield, the property enjoys panoramic countryside views and 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. The nearby Tindale Retail Park is ever expanding and offers a range of popular high street stores, retail shops, cafes and a new cinema/bowling and shopping complex.

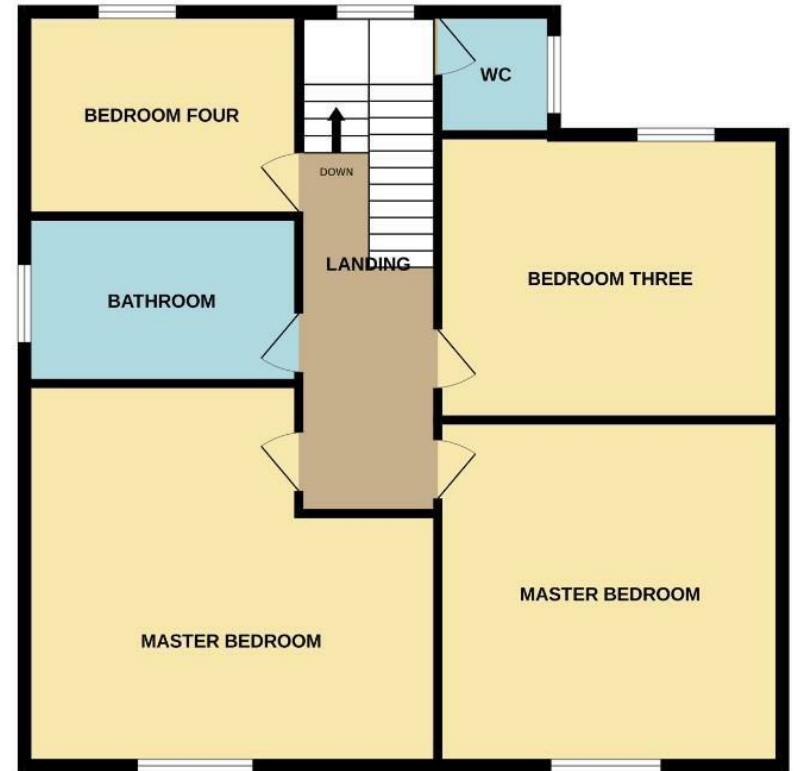
In brief the property comprises an entrance hall leading through into the living room/dining room, two further reception rooms, kitchen, utility and shower room to the ground floor. Whilst the first floor contains the master bedroom, three further bedrooms and bathroom. Externally the property has a large lawned garden with patio area to the rear, whilst off street parking is available. The property benefits from approx. 0.8 acres of grazing land, with a single stable, hayloft and hardstanding 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
Vary 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			
		62	83
England & Wales <small>EU Directive 2002/91/EC</small>			

Living Room

14'9" x 14'9"

Spacious living room located to the front of the property with open fire, feature surround and bay window to the front elevation.

Dining Room

14'9" x 12'1"

The dining area is open plan leading on from the living room with ample space for a table and chairs, further furniture and window to the rear elevation.

Reception Room

16'4" x 14'5"

A further reception room located to the front of the property with bay window to the front elevation.

Reception Room

15'5" x 9'10"

The third reception room a further good size with space for furniture, built in storage cupboard and window to the rear elevation.

Kitchen

14'5" x 9'10"

The kitchen is fitted with a range of wood wall, base and drawer units, complementing work surfaces and tiled splash backs. Fitted with an integrated oven, hob and extractor hood along with space for further free standing appliances.

Utility Room

9'10" x 6'10"

The utility room is fitted with a sink/drainage and further range of units providing additional storage along with space for further free standing appliances.

Shower Room

5'2" x 4'11"

Fitted with a shower cubicle and WC.

Master Bedroom

18'4" x 14'1"

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

Bedroom Two

14'9" x 13'1", 9'10"

The second bedroom is again a generous double bedroom with window to the front elevation.

Bedroom Three

14'9" x 12'5"

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

Bedroom Four

12'5" x 11'1"

The fourth bedroom is another good size bedroom with window to the rear elevation.

Bathroom

11'5" x 6'6"

The bathroom is fitted with a panelled bath, double shower cubicle, WC and wash hand basin.

WC

5'2" x 4'11"

Fitted with a WC and wash hand basin.

External

Externally the property has a large lawned garden with patio area to the rear, whilst off street parking is available. The property benefits from approx. 0.8 acres of grazing land, with a single stable, hayloft and hardstanding area, this is ideal for those looking for land with the family home or suitable for those looking to develop the land, subject to obtaining relevant planning and consents.













