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Greenacres Bungalow, Howden Le Wear, Crook, DL15 8ES

Greenacres Bungalow Bridge Street, Howden Le Wear, Crook, DL15 8ES

Price £350,000

Beautifully presented four bedrooomed detached, dormer bungalow, benefiting from off street parking for multiple cars, large gardens and modern throughout. Set on the outskirts of Howden Le Wear, only approx. 2 miles from Crook and 3.7 miles from Bishop Auckland, provides access to a wide range of facilities, including supermarkets, cafés, popular high street retail stores, healthcare services, as well as restaurants and both primary and secondary schools. There is also an extensive public transport system which allows for access to both the neighbouring towns and villages as well as to further afield places such as Darlington, Durham, Newcastle and York. The A68 is easily accessed and leads to the A1 (M) both North and South.

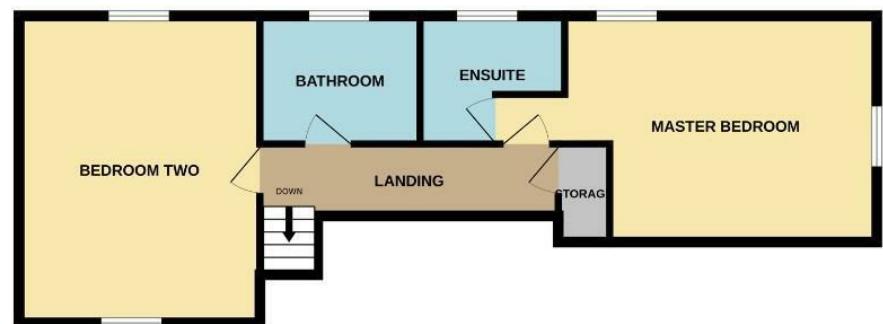
In brief the property comprises; a large and bright entrance hall leading through into the living room, dining room, kitchen/breakfast room, utility room, two bedrooms and bathroom. Stairs ascend to the first floor which contains the master bedroom with ensuite, a further spacious double bedroom and family bathroom. Externally the property has a driveway to the front providing off street parking for 3/4 cars, whilst to the side and rear of the property there are large lawned gardens, with established floral borders and patio area ideal for outdoor furniture.

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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			
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			
England & Wales			

Living Room

18'0" x 17'8"

Bright and spacious living room located to the front of the property, with ample space for furniture, neutral decor, feature fire place with inset multi fuel stove and two large windows providing lots of natural light.

Dining Room

12'9" x 10'9"

The dining room is another good size, with space for a dining table and chairs, further furniture and French doors leading out into the garden.

Breakfast Room

12'4" x 10'9"

A further reception room, open plan leading through into the kitchen.

Kitchen

14'1" x 9'10"

The kitchen is fitted with a range of modern wall, base and drawer units, granite work surfaces, tiled splash backs and sink/drainer unit. Fitted with an integrated double oven, microwave, induction hob, overhead extractor and dishwasher. Space is available for an American style fridge/freezer and French doors lead out to the garden.

Utility Room

10'5" x 3'11"

The utility room provides further base units providing additional storage, along with plumbing for a washing machine and dryer.

Bedroom Three

13'1" x 9'10"

Large double bedroom located on the ground floor, with space for a double bed, further furniture and sliding doors to the rear elevation.

Bedroom Four

13'5" x 12'1"

The fourth bedroom is a large double bedroom with window to the front elevation.

Bathroom

8'10" x 7'10"

The bathroom located on the ground floor contains a corner shower cubicle, wash hand basin and WC set within a vanity unit.

Master Bedroom

15'1" x 12'4"

The master bedroom provides space for a king sized bed, further furniture and dual aspect windows providing lots of natural light.

Ensuite

The ensuite contains a corner shower cubicle, WC and wash hand basin.

Bedroom Two

16'9" x 13'1".13'1"

The second bedroom located on the first floor, is a large double bedroom with built in wardrobes and dual aspect windows.

Bathroom

8'9" x 6'6"

The bathroom contains a panelled bath, WC and wash and basin.

External

Externally the property has a driveway to the front providing off street parking for 3/4 cars, whilst to the side and rear of the property there are large lawned gardens, with established floral borders and patio area ideal for outdoor furniture.

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.

