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Clarence Street Bishop Auckland, DL14 7RA

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Price £280,000

Tucked away on the charming Clarence Street in Bishop Auckland, this delightful detached house offers a perfect blend of comfort and convenience. Spanning an impressive 1,420 square feet (approx), the property boasts four spacious bedrooms, making it an ideal family home. One of the standout features of this property is its split-level design, which adds a unique character to the home.

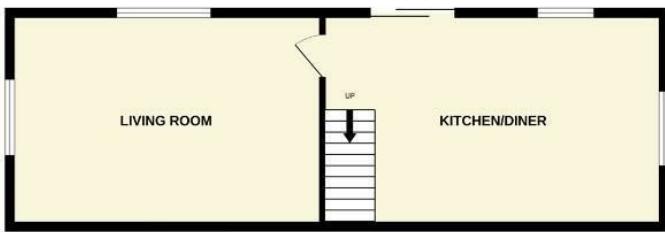
The large garden offers ample outdoor space for children to play, gardening enthusiasts to indulge their passion, or simply for enjoying the fresh air. The paved driveway and garage provide convenient parking for vehicles, ensuring ease of access.

Situated close to the vibrant town centre of Bishop Auckland, residents will benefit from a variety of local amenities, including shops, schools, and recreational facilities. This prime location combines the tranquillity of suburban living with the accessibility of urban convenience. The town centre and Tindale's Retail Park provide a range of supermarkets, restaurants and popular high street retail stores. There is an extensive public transport system in the area via both bus and rail.

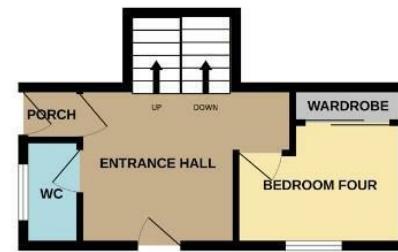
In brief, the property comprises; entrance hall with access to the fourth bedroom/study and cloakroom to the ground floor with stairs to the lower ground and first floors. To the lower ground is the kitchen diner and living room. The first floor contains the master bedroom, two further bedrooms and family bathroom. Externally, the property has a block-paved courtyard, detached garage and perimeter borders to the front. To the rear, there is an extensive enclosed garden mainly laid to lawn with patio areas providing space for outdoor seating and raised flower beds to the sides.

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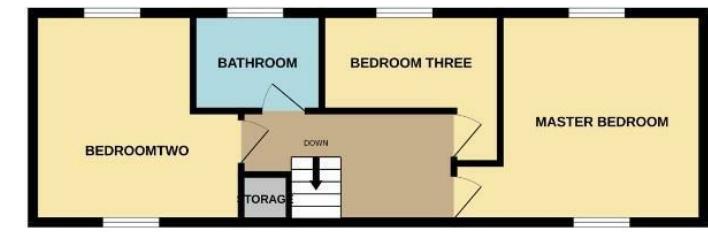
### LOWER GROUND



## 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

Rating	Band	Description	Current	Future
Very energy efficient - lower running costs	A	(92 plus)	Green	8
(81-91)	B	Green	63	63
(69-80)	C	Green/Yellow		
(55-68)	D	Yellow		
(39-54)	E	Yellow/Orange		
(21-38)	F	Orange		
(1-20)	G	Red		
Not energy efficient - higher running costs				

EU Directive 2002/91/EC

Environmental Impact (CO2) Rating	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(11-20) G		
Not environmentally friendly - higher CO2 emissions		

## Entrance Hallway

Entrance hall providing access to the principle reception rooms.

## Study/Fourth Bedroom

9'10" x 7'2"

The fourth bedroom is located off the entrance hall, with space for a double bed, fitted with a built in wardrobe and window to the front elevation. It could also be utilised as a home office or playroom.

## Cloakroom

6'2" x 3'3"

Cloakroom fitted with WC and wash hand basin. Opaque window to the side elevation.

## Kitchen/Diner

20'0" x 12'7"

The kitchen is fitted with a range of wall, base and drawer units, complimentary work tops, tiled splash backs, sink/drainer unit, electric hob and oven unit. Kitchen island with additional storage cupboards and plug sockets provides extra counter space. Space is available for further free standing appliances and furniture. Dual aspect windows and sliding doors leading into the garden provide ample natural light.

## Living Room

18'4" x 12'7"

Bright and spacious living room, benefiting from neutral decor, ample space for furniture, window to the side elevation and sliding doors to the rear opening out into the garden.

## Master Bedroom

12'7" 12'2"

The master bedroom provides space for a king sized bed, with built in wardrobes and dual aspect windows providing lots of natural light.

## Bedroom Two

13'8" x 12'7"

The second bedroom is another large double bedroom with dual aspect windows.

## Bedroom Three

10'5" x 5'6"

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

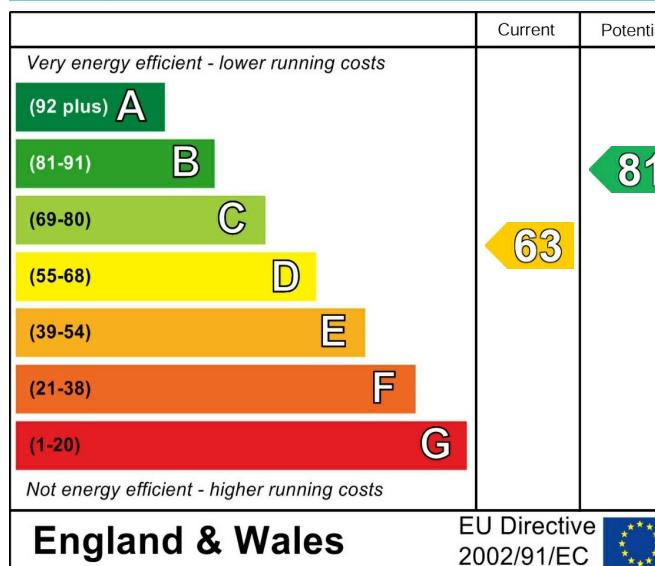
## Bathroom

Fully tiled bathroom fitted with wash hand basin, panelled bath with dual overhead showerheads, WC and heated towel rail. Opaque window to the rear elevation.

## External

Externally, the property has a block-paved courtyard allowing ample space for off street parking. Detached garage to the front provides an additional storage space. To the rear, the enclosed garden is mainly laid to lawn with additional paved areas for seating and hosting. Raised flower beds to the side with perimeter borders throughout.

## Energy Efficiency Rating



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.



