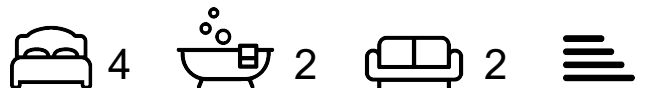




## Stobarts Court

High Etherley, Bishop Auckland, DL14 0TE

Price £420,000



Generously sized four bedroomed detached family home, perfectly positioned on in a sought after area of High Etherley on the outskirts of Bishop Auckland. This superb property has the added benefit of a recently refurbished kitchen, family bathroom, ensuite and cloakroom. The large gardens, double garage and driveway are great attributes and spacious rooms throughout are an ideal commodity for growing families. The property is situated in a highly desirable semi-rural area, providing fantastic access to local walks as well as close access to nearby amenities. Only approx. 2.9miles from Tindale's Retail Park and approx. 4 miles from Bishop Auckland's town centre, both provide access to supermarkets, high street shops, retail stores as well as primary and secondary schools. The A68 is great for commuting whist the nearby town has an extensive public transport system.

In brief the property comprises; an entrance hall leading through to the living room, kitchen/diner, utility room and cloakroom to the ground floor. The first floor contains the master bedroom with ensuite, three further bedrooms and family bathroom. Externally the property has a large driveway to the front along with a double garage providing ample off street parking. To the rear of the property there is a large enclosed garden mainly laid to lawn, along with patio area ideal for outdoor furniture.





**Living Room 16'3" x 13'11" (4.97m x 4.26m)**  
Bright and spacious living room located to the front of the property offering plenty of space for furniture, benefiting from neutral decor, tiled flooring, gas fire with feature surround and two windows to the front elevation allow ample natural light.

**Kitchen/Diner 29'6" x 13'1" (9.0m x 4.0m)**  
The recently renovated kitchen is fitted with a modern range of shaker-style wall, base and drawer units, complementing quartz work surfaces, splash backs and sink/drainage unit. Benefiting from integrated appliances including a double oven, hob, under-counter fridge, freezer and dishwasher. The breakfast bar offers a perfect seating area while triple windows allow a generous amount of natural light. The open-plan dining area provides space for a table and chairs, or could also be utilised as a further reception area and bi-fold doors to the rear lead out into the garden.

**Cloakroom 7'2" x 6'1" (2.19 x 1.86)**  
The recently refurbished cloakroom is fitted with a WC and wash hand basin, with tiled flooring and frosted window to the front elevation.

**Master Bedroom 13'11" x 11'1" (4.26m x 3.4m)**  
The generously sized master bedroom is a spacious double bedroom, with room for a king sized bed, further furniture. contemporary decor and two windows to the front elevation.

**Ensuite 10'9" x 4'11" (3.3 x 1.5)**  
The ensuite has been newly fitted, containing a panelled bath, heated towel rail, WC and wash hand basin set within a vanity unit.

**Bedroom Two 13'1" x 10'6" (4.0m x 3.22m)**  
The second bedroom is another well-proportioned double bedroom with dual fitted wardrobes and window to the rear elevation.

**Bedroom Three 9'7" x 6'6".26'2" (2.93 x 2..8)**  
The third bedroom is a double bedroom with fitted wardrobes and window to the front elevation.

**Bedroom Four 9'2" x 8'5" (2.8m x 2.58m)**  
The four bedroom is a large single bedroom with window to the front elevation, currently utilised as a home office or could be used as a children's play room.

**Bathroom 7'5" x 5'10" (2.28 x 1.8)**  
The family bathroom contains a panelled bath, shower cubicle, WC and wash hand basin.

**External**  
Externally the property has a large driveway to the front along with a double garage providing ample off street parking. To the rear of the property there is a large enclosed garden mainly laid to lawn, along with 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. **THINKING OF SELLING?** 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.

Area Map



Floor Plans



Energy Efficiency Graph

