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Barrington Meadows Bishop Auckland, DL14 6NT



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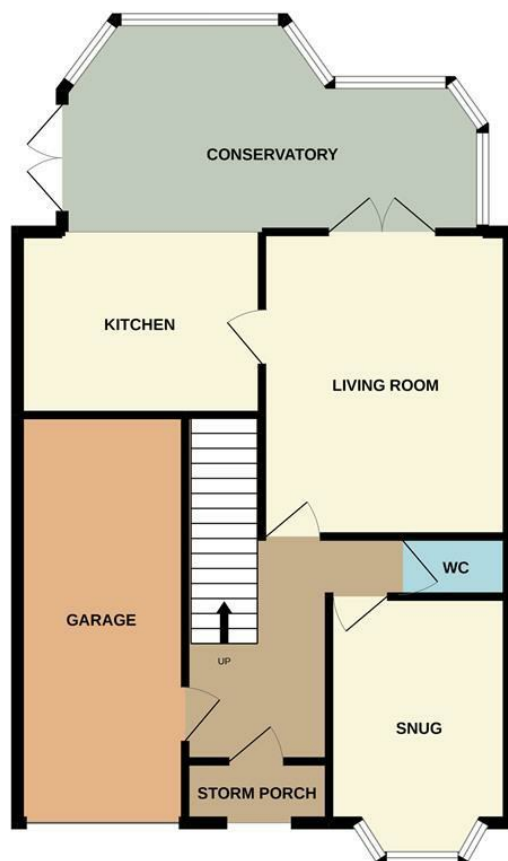
Price £250,000

Immaculately presented three bed detached family home pleasantly positioned on a corner plot in Barrington Meadows. Recently upgraded with a beautifully designed kitchen, new bathroom and ensuite this property will appeal to a variety of buyers. Complete with large rear garden as well as driveway and garage to the front this spacious property is also close to a range of amenities including; local schools, supermarkets and shops. There is a regular bus service nearby leading to the town centre as well as the neighbouring villages, allowing for further access to facilities. The A68 and A689 are both near by, leading to the A1(M).

In brief this property comprises; an entrance hall, cloak room, snug, living room and the stunning open plan kitchen/dining and garden room to the ground floor whilst the first floor accommodates the master bed with ensuite, two further generous bedrooms and the modern family bathroom. Externally to the front there is plenty of parking space having both a large full width driveway and garage, whilst to the rear is the good sized garden, mainly laid to lawn with a paved patio area 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential	
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**Living Room**

11'6" x 14'2"

The main reception room is located to the rear, with double doors leading to the garden room and providing lots of natural light. This room also has window to the side and plenty of space for furniture.

**Kitchen/Dining Room**

11'5" x 8'6"

Recently refitted, the kitchen/dining room has been beautifully designed, fitted with a modern range of wall, drawer and base units, complimenting work surfaces, breakfast bar as well as having integrated appliances including; an oven, hob, fridge/freezer and dishwasher.

**Garden Room**

19'7" x 9'10"

The kitchen is open plan with the garden room providing ample space for a large table with chairs as well as further furniture. Patio doors lead out to the rear garden. This room is the perfect entertaining space for families or guests alike.

**Snug**

8'4" x 10'6"

Additional reception room located to the front elevation, which could be used as a home office/snug.

**Cloakroom**

Comprising a low level WC and wash basin.

**Master Bedroom**

9'7" x 13'7"

The master bedroom is an impressive king size, with fitted wardrobes and private ensuite shower room.

**En-Suite**

4'11" x 6'9"

Comprising a low level WC, wash hand basin and shower cubicle, with tiled surround.

**Bedroom Two**

9'1" x 11'2"

The second bedroom is a generous double, with fitted wardrobes and window overlooking the garden.

**Bedroom Three**

7'1" x 9'1"

The third bedroom is a spacious single with fitted cupboard for storage and window overlooking the garden.

**Bathroom**

Modern family bathroom fitted with a low level WC, wash hand basin and panelled bath.

**Garage & Driveway**

The property has plenty of parking, with a full width driveway leading to the integrated single garage with electric door, recently installed combination boiler and plumbing for washing machine.

**Outdoor Space**

To the rear is the large garden, mainly laid to lawn with patio area for outdoor furniture and perimeter borders with flowers and shrubs.

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.







