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Van Mildert Close Bishop Auckland, Durham, DL14 7GF

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Price £320,000

Immaculately presented, four bedroomed detached family home. Located on Van Mildert Close at Bracks Farm a sought after residential development, on the outskirts of Bishop Auckland. Set within a generous plot including a landscaped garden, large driveway for multiple cars and double garage, this extended family home has been upgraded and finished to a very high standard by the current owners. Situated just a short distance from the towns amenities including schools, supermarkets, restaurants and healthcare services, whilst Tindale's ever expanding retail park offers access to high street shops, retail stores and food outlets. There is a regular public transport system in the town via both bus and rail, whilst both the A688 & A689 are close by for commuters, leading to the A1 (M) both North & South.

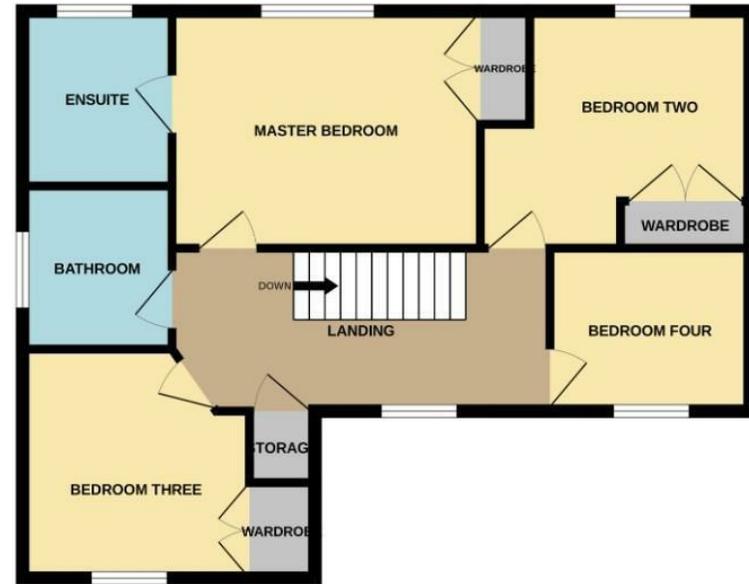
In brief the property comprises; a spacious entrance hall leading through into the living room, open plan kitchen/diner, garden room, study, utility room and cloakroom. The first floor contains the master bedroom with ensuite, three further bedrooms and modern family bathroom. Externally the property has a large driveway for multiple cars along with a double garage with electric roller doors. To the rear of the property there is a landscaped rear garden with patio area ideal for outdoor furniture, artificial lawn along with a summer house with power and heating.

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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		76	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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			
England & Wales		EU Directive 2002/91/EC	

Living Room

17'4" x 11'9"

Bright and spacious living room benefiting from neutral decor, media wall, solid wood flooring, and dual aspect windows providing lots of natural light.

Kitchen/Diner

20'1" x 10'3"

Contemporary kitchen fitted with a range of wall, base and drawer units, complementing work surfaces, splash backs and sink/drain unit. Fitted with a range of integrated appliances including an oven, hob, overhead extractor hood and dishwasher. Space is available for a table and chairs and open plan leading through into the garden room.

Garden Room

12'9" x 8'8"

The garden room is a great addition to the property, providing a further seating area overlooking the garden with French doors leading out onto the patio.

Study

9'2" x 7'2"

A further reception room located on the ground floor, currently utilised as a home office but could be used as a play room. Window to the front elevation.

Utility Room

6'2" x 6'0"

The utility room provides additional storage space and benefits from an integrated washing machine and tumble dryer.

Cloakroom

7'2" x 2'11"

Fitted with a WC and wash hand basin.

Master Bedroom

13'4" x 10'9"

The master bedroom is a generous double bedroom, with modern decor, fitted wardroes and ample space for further furniture. Window to the rear elevation.

Ensuite

7'6" x 6'6"

The ensuite contains a double walk in shower cubicle, WC and wash hand basin.

Bedroom Two

10'2" x 8'6"

The second bedroom is another generous double bedroom, with built in wardrobes and window to the rear elevation.

Bedroom Three

10'5" x 9'8"

The third bedroom is a double bedroom with fitted wardrobes and window to the front elevation.

Bedroom Four

8'10" x 6'10"

The fourth bedroom is a good size bedroom, with built in wardrobe and window to the front elevation.

Bathroom

7'0" x 6'6"

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

External

Externally the property has a large driveway for multiple cars along with a double garage with electric roller doors. To the rear of the property there is a landscaped rear garden with patio area ideal for outdoor furniture, artificial lawn along with a summerhouse with power and heating.

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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.

