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Newton Grange Toronto, Bishop Auckland, Durham, DL14
7RP

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Price £272,000

This stunning four-bedroomed, detached, family home has been extensively upgraded and finished to a very high standard by the current owners. Perfectly positioned in Newton Grange, a quiet cul de sac in the sought after semi-rural village Toronto. The recent upgrades to this property include a newly finished kitchen, replaced bathroom and ensuite as well as a beautifully landscaped garden. Complete with striking features including the mezzanine balcony overlooking the living space and appreciating views to the rear through the floor to ceiling windows providing plenty of natural light and views over the garden and countryside beyond. Located just a short distance from both Bishop Auckland and Crook, allows for easy access to supermarkets, high street retail stores, healthcare services as well as both primary and secondary schools. There is an extensive public transport system which allows for access to not only the neighbouring towns and villages, but to further afield places such as Durham, Newcastle and York. The A689 is nearby and leads on to the A688 and the A1 (M).

In brief this property comprises of an entrance hall, leading through into the kitchen, living room, dining room, and cloakroom to the ground floor. Whilst the first floor contains three spacious bedrooms, family bathroom and mezzanine balcony area overlooking the living room, stairs ascend to the second floor which contains the master bedroom with en suite and large storage cupboard. Externally there is a rear enclosed garden which has been landscaped, whilst to the front there is a garage and drive providing secure off street parking.

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Living Room

14'9" x 11'6"

Beautifully presented living room located to the rear of the property, with space for a wall mounted electric fire and floor to ceiling window with French doors allowing plenty of natural light.

Kitchen

14'5" x 9'11"

The kitchen contains a range of modern wall, base and drawer units, complementing work surfaces, splash backs and sink/drain unit. Benefiting from integrated appliances including; a double oven, gas hob, overhead extractor hood, washing machine and space for a free standing fridge freezer. Kitchen island with breakfast bar and window to the rear overlooking the garden.

Dining Room

9'2" x 8'4"

The second reception room is another good size, with space for a dining table and chairs and bay window to the front elevation.

Cloakroom

Cloakroom fitted with a WC and wash hand basin.

Mezzanine

Mezzanine balcony overlooking the living room, currently utilised as a further seating area by the vendors with views over the rear garden.

Master Bedroom

13'1" x 12'2"

Master bedroom located on the second floor, providing ample space for a king sized bed, fitted wardrobes and access into the en suite bathroom.

Ensuite

9'3" x 5'7"

Newly fitted ensuite fitted with a modern double walk in shower with overhead mains fed shower, WC and wash hand basin. Skylight providing natural light.

Bedroom Two

11'8" x 7'6"

The second bedroom is another large double bedroom, with space for further furniture and window to the front elevation.

Bedroom Three

11'5" x 9'10"

The third bedroom is a further double bedroom with built in wardrobes and window to the rear elevation.

Bedroom Four

9'9" x 9'2"

A fourth double bedroom with built in wardrobes and window to the front elevation.

Bathroom


8'7" x 5'10"

The bathroom has been recently modernised, it is fully tiled and contains a free standing bath, WC and wash hand basin.

External

To the front of the property there is a lawned garden, driveway and garage providing off street parking. To the rear of the property there is a large enclosed garden which is mainly laid to lawn with patio area ideal for outdoor furniture.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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.







