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Vicarage Farm Close Escomb, Bishop Auckland, DL14 7UT

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Price £300,000

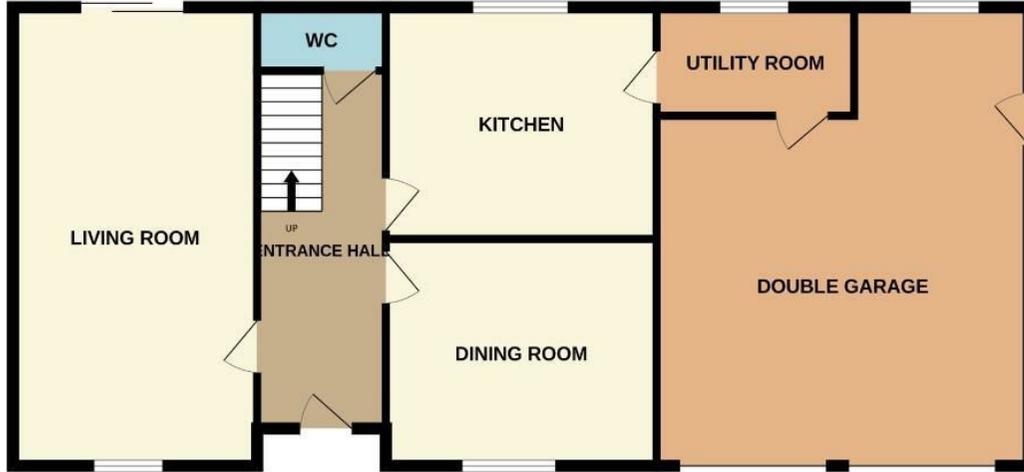
Immaculately presented four bedroomed detached family home, with double garage/drive, large gardens and modern throughout. It is pleasantly positioned in a quiet cul-de-sac within the popular village of Escomb. Escomb is situated two miles west of Bishop Auckland in the Wear Valley. It is a fantastic place to get outdoors and enjoy the beautiful scenery, close to the River Wear and Escomb Lakes, it is a village the whole family will enjoy.

Ideally situated within walking distance to Escomb Church which was built around 675 AD with stone from the Roman Fort at Binchester. As well as a popular village pub 'The Saxon Inn' which dates back to the 17th century, surrounding countryside walks and also Escomb's primary school. Bishop Auckland boasts a large selection of facilities including healthcare services, supermarkets, local salons, shops and an extensive public transport system which allows for access to both the neighbouring towns and villages as well as to further afield places including Darlington, Durham, Newcastle and York.

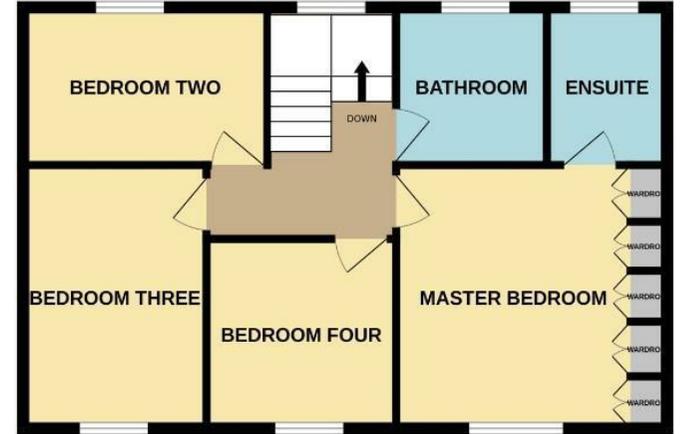
In brief the property comprises; an entrance hall leading through into the living room, dining room, kitchen, utility room and cloakroom to the ground floor. The first floor contains the master bedroom, ensuite, three further bedrooms and family bathroom. Externally the property has a large double driveway and garage to the front providing ample 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.

Hunters Bishop Auckland 147-149 Newgate Street, Bishop Auckland, DL14 7EN | 01388 311582  
bishopauckland@hunters.com | www.hunters.com

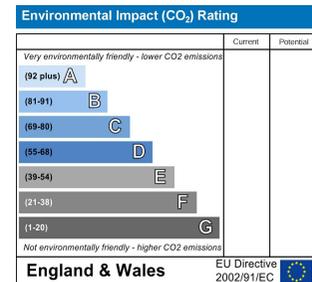
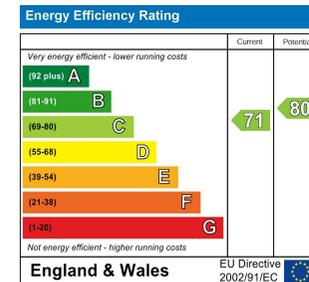
GROUND FLOOR



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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**Living Room**

21'11" x 11'9"

Bright and spacious living room, with ample space for furniture, gas fire with feature surround and dual aspect windows providing lots of natural light.

**Dining Room**

13'1" x 10'2"

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

**Kitchen**

13'1" x 11'1"

The kitchen is fitted with a range of wood effect wall, base and drawer units, complementing work surfaces, tiled splash backs and sink/drain unit. Fitted with an integrated oven, hob and overhead extractor hood along with space for further appliances and a kitchen table and chairs.

**Utility Room**

9'6" x 5'2"

The utility room provides additional storage cupboards and space for a washing machine and tumble dryer.

**Cloakroom**

6'2" x 2'11"

The cloakroom fitted with a WC and wash hand basin.

**Master Bedroom**

12'5" x 11'1"

The master bedroom provides space for a king sized bed, built in wardrobes and window to the front elevation.

**Ensuite**

8'10" x 5'6"

The ensuite is fitted with a large corner shower cubicle, WC and wash hand basin. Opaque window to the rear elevation.

**Bedroom Two**

11'9" x 8'10"

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

**Bedroom Three**

12'7" x 8'10"

The third bedroom provides space for a double bed, further furniture and window to the front elevation.

**Bedroom Four**

9'4" x 8'10"

The fourth bedroom is another good size bedroom that could also be utilised as a home office or play room.

There is a window to the front elevation.

**Bathroom**

8'10" x 5'10"

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

Opaque window to the rear elevation.

**External**

Externally the property has a large double driveway and garage to the front providing ample parking. To the rear of the property there is a large enclosed garden mainly laid to lawn, along with patio area 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. 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.











