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Van Mildert Close Bishop Auckland, DL14 7GF

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Price £300,000

Immaculately presented, four bedrooomed detached family home. Situated on Van Mildert Close at Bracks Farm, a sought after residential development on the outskirts of Bishop Auckland.

The property located 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.

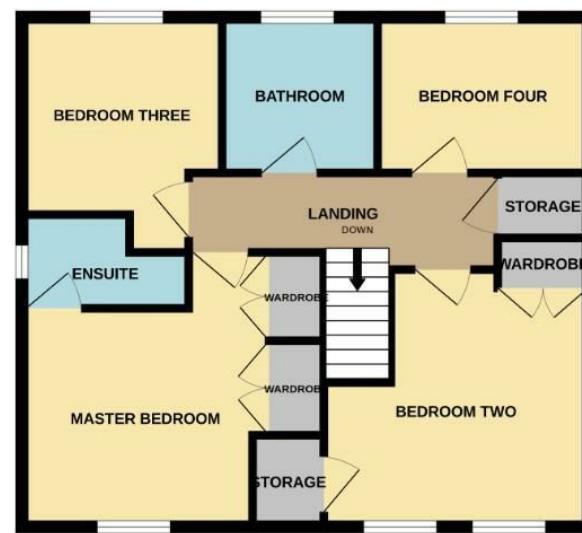
In brief the property comprises; an entrance hall leading through into the living room, large open plan kitchen/dining area, conservatory and cloakroom to the ground floor. The first floor contains the master bedroom with ensuite, three further bedrooms and family bathroom. Externally the property has a gravelled garden to the front, along with paved driveway providing off street parking. The garage has been partially converted with up and over door providing storage. To the rear of the property there is a large enclosed garden mainly laid to lawn, along with a patio area ideal for outdoor furniture and established perimeter borders.

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

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			
EU Directive 2002/91/EC			
England & Wales			

Living Room

14'1" x 10'5"

Bright and spacious living room located to the front of the property, benefiting neutral decor. ample space for furniture and large bay window to the front elevation.

Kitchen

The kitchen is fitted with a rage of contemporary wall, base and drawer units with under cabinet lighting, complementing work surfaces, tiled splash backs and sink/drainer unit. Benefiting from an integrated double oven, hob, overhead extractor hood, fridge/freezer, dishwasher and microwave.

Dining Area

The dining area is open plan leading on from the kitchen, providing space for a dining table chairs and French doors leading through into the conservatory.

Conservatory

The conservatory is a great addition to the property, providing a further seating area overlooking the garden.

Cloakroom

Fitted with a WC and wash hand basin.

Master Bedroom

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

Ensuite

The ensuite contains a single shower cubicle. WC and wash hand basin.

Bedroom Two

The second bedroom is a further spacious double bedroom, with ample space for furniture, built in storage cupboard and two windows to the front elevation.

Bedroom Three

The third bedroom is a double bedroom with window to the rear elevation.

Bedroom Four

The fourth bedroom is a double bedroom with window to the rear elevation.

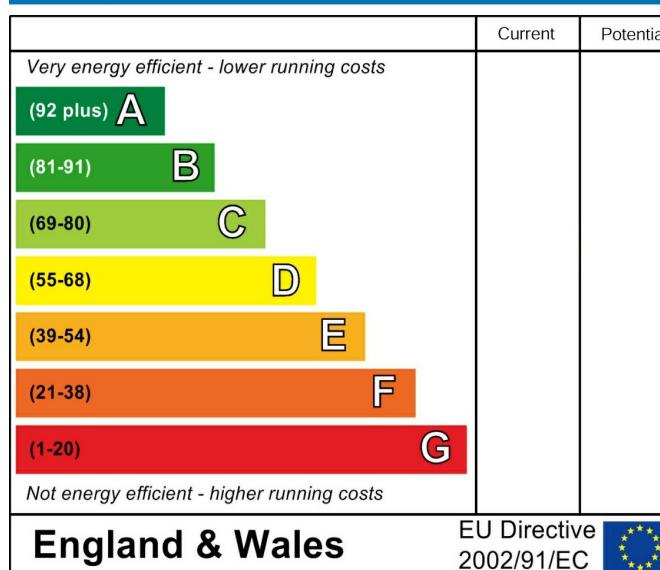
Bathroom

The family bathroom is fitted with a panelled bath with overhead shower, wash hand basin and WC. Window to the rear elevation.

External

Externally the property has a gravelled garden to the front, along with paved driveway providing off street parking. The garage has been partially converted with up and over door providing storage. To the rear of the property there is a large enclosed garden mainly laid to lawn, along with a patio area ideal for outdoor furniture and established perimeter borders.

Energy Efficiency Rating



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.





