



**Clarence Lea,
19 Clarence Street
Bishop Auckland DL14 7RA**

- 4 Bedroom Split Level Detached House
- Town Centre Location
- Landscaped Gardens
- Close To Schools and Amenities
- Excellent Transport Links
- Garage and Off Road Parking

Offers In The Region Of £299,950

19 Clarence Street



A rare opportunity has arisen to purchase an impressive 4 Bedroom detached house, situated within a much sought after area of Bishop Auckland, which is home to the spectacular open air night show Kynren – An Epic Tale of England and is ideally situated for local amenities with a broad range of schools, shopping and recreational facilities within close proximity. The A68 and A1(M) are within easy reach offering excellent transport links to neighbouring towns and major commercial centres of the North East.

Constructed in 1980 and set over three floors, this substantial property has been carefully designed for comfort and family living. Space is another important benefit of the design, with all the rooms being generously proportioned both in floor area and ceiling height. Benefitting from Hardwood Double Glazing and Gas Central Heating (new boiler installed in 2019) the internal layout briefly comprises; Entrance Hallway with staircase to both the first floor and lower ground floor levels, Cloakroom W/c, Office/Bedroom Four and inner Hallway with external door opening to the side elevation. To the lower ground floor there is a well proportioned Kitchen Diner and a Lounge, both overlooking the landscaped rear garden.

To the first floor, three ample sized Bedrooms and a Family Bathroom.

Occupying an extremely generous plot, the property sits within landscaped gardens which are laid mainly to lawn with well stocked flower borders containing an array of mature plants, trees and shrubs. A detached garage and block paved driveway provide off road parking facilities for a number of vehicles.

In our opinion this property will make an exceptional family home for the discerning purchaser and therefore an early viewing is highly recommended.

Ground Floor

Entrance Hallway

The sense of space becomes apparent on entering the hallway, with staircase to upper and lower levels and Karndean flooring. (which continues into the cloakroom/wc)



Cloakroom/Wc

Fitted with a low level w/c and pedestal wash hand basin. Obscure glazed window to the side elevation. Access to the boarded loft space which has both power and light.

Inner Hallway

Glazed composite side entrance door opening to a block paved courtyard.

Office/Bedroom Four:

10'0 x 9'06 into robes (3.05m x 2.90m)

A versatile room that could be utilised for a number of purposes. Cornice to ceiling, window to the front elevation and fitted sliding door wardrobes.



Lower Ground

Kitchen Diner:

19'11 x 12'07 (5.79m x 3.84m)

A well equipped kitchen diner providing ample space for family dining and entertaining. Fitted with an extensive range of base, drawer and wall units incorporating central island unit. Complementary work surfaces and tiled splash backs, inset sink unit with central chrome mixer tap. Integrated appliances to include; AEG electric hob, Bosch double eye level oven, washing machine and dishwasher. Recessed ceiling lights, glazed door to lounge and uPVC double glazed patio doors opening to the rear garden.



These particulars have been produced in good faith as a reasonable representation of the property. The mention of any appliances does not imply that they have been tested by Rea Estates and all measurements are approximate. You should also instruct a solicitor to investigate all legal matters relating to the property, eg, title, planning permission etc. Should you wish to obtain further information please contact one of our friendly advisors.

Lounge:

18'05 x 12'07 (5.61m x 3.84m)

A room of extremely generous proportions with window to the side elevation and uPVC double glazed patio doors opening to the garden, allowing lots of natural light to flood through. Cornice to ceiling and three wall light points.



First Floor

Landing

Built in storage cupboard and loft hatch, which is easily accessible via a pull down ladder. The loft space is boarded and has power and light.



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Bedroom One: 12'07 x 12'02 (3.84m x 3.71m)

Dual aspect double bedroom, featuring a range of fitted wardrobe and drawer units.



Bedroom Three: 10'05 max x 8'11 max

Ample sized third bedroom which overlooks the rear garden.



Bedroom Two: 13'07 max x 12'07 (4.14m x 3.84m)

A dual aspect double bedroom with windows to both the front and rear elevations, providing ample space for a range of free standing bedroom furniture.



Bathroom

Fully tiled bathroom fitted with a white suite comprising, contemporary rainfall and hand held shower units over panelled bath, low level w/c and pedestal wash hand basin. Recessed ceiling lights, chrome towel radiator and obscure double glazed window.



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Externally

To the rear of the house there is an enclosed garden which is laid to lawn with well stocked flower borders, paved walkways and water supply. Two patio areas provide ideal spots for 'al fresco' dining.

To each side of the house there is gated access, one side leading to a paved courtyard with pedestrian door to the garage and the other to the block paved driveway, providing added off road parking facilities.

Garage: 18'0 x 7'11 (5.49m x 2.41m)

With power and light.



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