



23 Front Street, Etherley Dene Bishop Auckland DL14 0JP

- 4 Bedroom Detached Family Home
- 2 Reception Rooms
- NO ONWARD CHAIN
- Rare To Sales Market
- Enclosed Rear Garden
- Garage & Driveway

Offers Over £194,950

23 Front Street



Rea Estates welcome to the sales market this substantial 4 Bedroom Family Home, which forms part of a small development of only three houses situated within the desirable Etherley Dene area of Bishop Auckland, which is home to the spectacular open air night show 'Kynren – An Epic Tale of England'

The property is situated within close proximity to a comprehensive range of schools, shopping and recreational facilities and also has excellent transport links with the A688 trunk road giving access to the A1M and the major commercial centres of the Northeast. The historic City of Durham is approximately 12 miles away, Darlington 13 miles and Newcastle-Upon-Tyne approximately 30 miles away.

The property has been carefully designed for comfort and family living, space being an important benefit of the design, with all the rooms being of generous proportion both in room size and ceiling height.

Warmed via Gas Central Heating and benefitting from uPVC Double Glazing throughout, the internal layout briefly comprises; Entrance Hallway with staircase rising to the first floor, open plan Lounge Diner, a Second Reception Room that could be utilised for a number of purposes, Cloakroom/Wc, Breakfasting Kitchen and Utility Room. To the first floor, a larger than average Family Bathroom and Four Bedrooms, the Master of which has En-Suite Facilities.

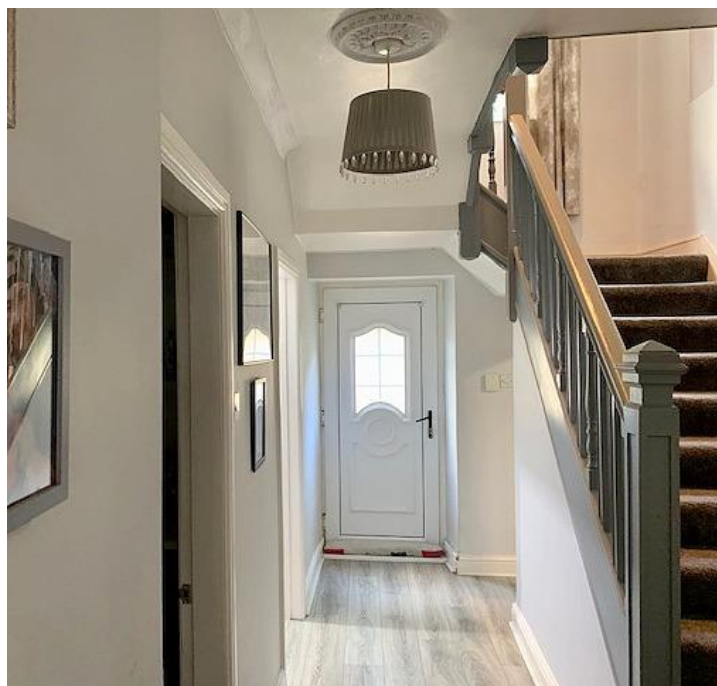
Externally to the rear of the property there is an enclosed garden which is laid to lawn with a stone wall boundary. A detached Garage and driveway provide off road parking facilities.

Houses of this size situated in such a convenient setting are rarely available to the market and therefore an early viewing is highly recommended.

Ground Floor

Entrance Hallway

The sense of space is apparent upon entering the hallway with double glazed entrance door, cornice to ceiling, central heating radiator housed in decorative cover, laminate flooring, staircase rising to the first floor and external door opening to the rear garden.



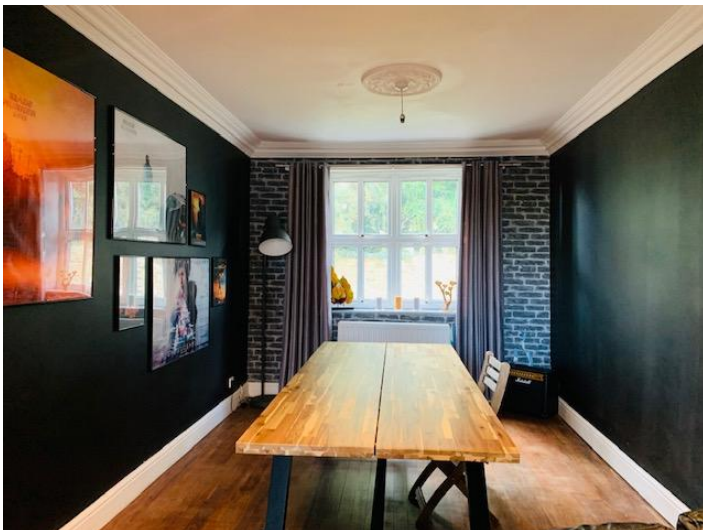
Lounge Diner:

27'09 exc bay x 15'08 max (8.22m x 4.78m)

A lovely dual aspect room with windows to both the front and rear, allowing lots of natural light to flood through. Cornice to ceiling, three radiators, television aerial point and solid wood flooring.



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.



The dining area provides ample space for family dining and entertaining.

Second Reception Room:
14'0 x 13'03 (4.27m x 4.04m)

A versatile room that could be utilised for a number of purposes, as a children's playroom/den or for those wishing to work from home (subject to relevant planning permission) Walk in bay window to the front elevation, cornice, radiator, walk in storage cupboard and solid wood flooring.



Breakfasting Kitchen:
12'1 x 10'05 (3.68m x 3.18m)

A well equipped kitchen fitted with a range of base and wall units, (one of which houses the central heating boiler) granite work surfaces and upstands. Integrated electric oven and gas hob with chimney style extractor hood, Belfast sink with central mixer tap. Window overlooking the rear garden, cornice, radiator and laminate flooring.



Utility Room: 6'0 x 4'0 (1.83m x 1.22m)

Fitted with a range of base units, laminated work surface and tiled splash back. Circular stainless steel sink unit with mixer tap, space and plumbing for automatic washing machine.

Cloakroom/Wc

Part tiled cloakroom comprising, back to wall w/c and wash hand basin set onto vanity unit. Cornice and radiator.

First Floor Landing

Double glazed window to the rear, cornice, spindle balustrade and loft access hatch. Doors to:

Family Bathroom:

12'01 x 9'09 (3.68m x 2.97m)

Part tiled bathroom fitted with a white suite comprising, Jacuzzi bath, low level w/c, his and hers wash hand basins inset to vanity unit and quadrant shower enclosure. Obscure double glazed window and chrome towel radiator.



Master Bedroom: 15'05 max x 14'09 (4.70m x 4.50m)

A well-proportioned master bedroom situated to the front of the house. Double glazed window with seat to the front elevation, cornice and radiator.



En-Suite: 12'02 x 5'02 (3.71m x 1.57m)

Comprising; shower enclosure with mains fed unit, low level w/c and pedestal wash hand basin. Obscure double glazed window to the rear elevation, radiator and tiled flooring.



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Bedroom Two:
14'08 x 12'08 (4.47m x 3.86m)

A second double bedroom of extremely generous proportions, providing ample space for a range of free standing furniture. Double glazed window with seat to the front of the house, cornice and radiator.



Bedroom Three:
12'0 x 10'01 (3.66m x 3.07m)

Double glazed window to the rear, cornice and radiator.



Bedroom Four:
10'10 x 6'10 (3.30m x 2.08m)

Ample sized fourth bedroom with Velux window.



Externally

Occupying a corner plot within an exclusive development the property has a detached garage to the side, which has up and over door, power and lighting. To the rear an enclosed garden which is laid to lawn with paved walkway and which is not directly overlooked.

