



10 Brancepeth Grove Bishop Auckland DL14 6NA

- 4 Bedroom Extended Semi Detached
- Close To Schools and Local Amenities
- NO ONWARD CHAIN
- 2 Reception Rooms
- Sought After Residential Development
- VIEWING ESSENTIAL

Offers In Region Of £185,000

10 Brancepeth Grove

Rea Estates welcome to the sales market this extended Four Bedroom Semi Detached Family Home, situated in a quiet cul-de-sac on the ever popular Pye Estate being within close proximity to a comprehensive range of schools, shopping and recreational facilities.

Brancepeth Grove is within walking distance of all local schools, shopping, recreational facilities, Bishop Auckland General Hospital and Railway Station. There are also excellent transport links with the A688 leading to the A68 and with the A689 leading to the A167 and A1 (m) to travel North and South.

Space is an important factor in this property with all the rooms being generously proportioned in both floor area and ceiling height.

Warmed via Gas Central Heating and benefitting from uPVC Double Glazing, the internal layout briefly comprises: Entrance Hallway with staircase rising to the first floor, spacious Living Room, separate Dining Room and Fitted Kitchen.

A double storey extension to the side of the house has created a Utility Area with Ground Floor Shower Room/Wc, Hallway/Storage Area with access to the rear garden. To the first floor, a Family Bathroom and Four Bedrooms. Externally there are enclosed gardens to both the front and rear. A driveway, leading to a detached garage provides ample off road parking facilities.

In our opinion this substantial property, which is offered for sale with no onward chain, would make an exceptional family home and therefore an early viewing is highly recommended.

Entrance Hallway

uPVC glazed entrance door and side panel opening to hallway with staircase rising to the first floor, under stair storage cupboard and central heating radiator.



Living Room: 14'10 x 14'04 (4.52m x 4.37m)

A well-proportioned room with large picture window to the front elevation, allowing lots of natural light to flood through. Cornice to ceiling, stone fire surround housing an electric fire, radiator and door to dining room.



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, e.g., title, planning permission etc. Should you wish to obtain further information please contact one of our friendly advisors.

Dining Room:

11'0 x 10'11 (3.35m x 3.33m)

The dining room provides ample space for a family sized dining table and chairs. Window overlooking the rear garden, radiator and door to kitchen.



Utility: 23'08 max x 5'01 (7.01m x 1.55m)

Fully tiled utility area comprising, base unit with inset stainless steel sink unit, space and plumbing for washing machine and dryer. Wall mounted extractor fan, cupboard housing central heating boiler, windows to both front and side elevations.

Kitchen:

10'02 x 9'10 (3.10m x 3m)

Fully tiled kitchen fitted with a range of base, drawer and wall units with complementary work surfaces, inset stainless steel sink unit and free standing electric cooker point with extractor hood. Window to the rear, radiator, laminate flooring, door to pantry with shelving and glazed door opening to the extension.



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Shower Room

Fully tiled shower room fitted with a pristine white suite comprising, wall mounted wash hand basin, low level w/c and seated shower enclosure with electric unit. Recessed ceiling lights and radiator.



Rear Hallway/Storage Area

Built in broom cupboard, space for fridge and freezer, radiator, window to the side elevation and obscure double glazed door opening to the rear garden.



First Floor Landing

Cornice to ceiling and doors to:

Bedroom One:

11'11 x 11'01 exc. robes (3.63m x 3.38m)

Situated to the front of the house with wall to wall fitted wardrobes and central heating radiator.



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Bedroom Two:
12'11 x 11'0 (3.94m x 3.35m)

A second well proportioned double bedroom providing space for a range of free standing furniture. Window to the rear and radiator.



Bedroom Three:
14'02 x 8'02 exc robes (4.32m x 2.49m)

Window to the front elevation, radiator, fitted wardrobes and storage unit.



Bathroom: 7'11 x 7'10 (2.41m x 2.39m)

Fully tiled bathroom comprising, electric shower unit over panelled bath, low level w/c and pedestal wash hand basin. Built in airing cupboard, radiator and obscure double glazed window to the rear. Loft access hatch.



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Bedroom Four: 13'06 x 5'01 (4.11m x 1.55m)

Ample sized fourth bedroom with window to the rear, radiator and recess shelving units.



Externally

To the front of the house there is an enclosed garden which is laid mainly to lawn with well stocked flower borders containing an array of mature plants and shrubs. A driveway, providing added off road parking leads to a detached garage with up and over door, power and lighting.

Gated side access to the rear, where the garden is again laid to lawn with an extensive paved patio providing ample space for a range of outdoor furniture.

Two outside water taps, one to the side and one to the rear.

