



9 Belvoir Grove

Bishop Auckland DL14 6ND

- **2 Bedroom Extended Bungalow**
- **Occupying Generous Corner Plot**
- **NO ONWARD CHAIN**
- **Garage and Off Road Parking**
- **Sought After Residential Development**
- **VIEWING ESSENTIAL**

Offers In Region Of £254,950

9 Belvoir Grove



Rea Estates welcome to the sales market this extended Two Bedroom Detached Bungalow, situated in a quiet cul-de-sac on the ever popular Pye Estate.

Belvoir 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 to the A1(M) for travel both North and South. The bungalow was, a number of years ago, extended to the rear by the current vendors, to create an impressive garden room and separate utility/wc. The property was also re-wired, a new central heating system was installed, new kitchen, new bathroom and all uPVC double glazed windows were replaced (apart from front lounge window) Space is an important factor in this property with all the rooms being generously proportioned in both floor area and ceiling height.

The internal layout briefly comprises: Entrance Hallway, spacious open plan Lounge/Dining Room, Garden Room, Fitted Kitchen, Shower Room/Wc, Utility Room and Two Double Bedrooms.

The bungalow sits within landscaped gardens, which are laid mainly to lawn with well stocked flower borders. A double driveway to the front leads to an attached garage. To the side, a further driveway provides ample space for a caravan or motor home.

Bungalows of this size in such a sought after location, are rarely available to the sales market, therefore an early viewing is highly recommended.

Entrance Hallway

uPVC glazed entrance door and side panel opening to hallway with cornice to ceiling and central heating radiator.



Lounge/Dining Room:

23'11 max x 17'09 (7.01m x 5.41m)

A well proportioned L-shaped lounge/dining room with large picture window to the front elevation and window to the side elevation, allowing lots of natural light to flood through. Cornice to ceiling, feature fire surround housing gas fire, three radiators, door to kitchen and French doors opening to the garden room.





The dining area provides ample space for a family size table and chairs.

Garden Room:

17'02 x 8'10 (5.23m x 2.69m)

A welcome addition to the property, creating a versatile room that could be utilised for a number of purposes. Recessed ceiling lights, two radiators, three windows and French 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, e.g., title, planning permission etc. Should you wish to obtain further information please contact one of our friendly advisors.

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Kitchen:**10'04 x 9'01 (3.15m x 2.77m)**

Fitted with a modern range of base, drawer and wall units with complementary work surfaces. Pull out larder unit, inset stainless steel sink unit, integrated electric hob with extractor hood, eye level oven and microwave, fridge, freezer and dishwasher. Recessed ceiling lights, clear glazed window to garden room and door returning to hallway.

**Shower Room/Wc:**

Fully tiled shower room comprising; seated shower enclosure with contemporary rainfall and hand held units, low level w/c and wash hand basin inset to vanity unit. Recessed ceiling lights, chrome heated towel rail and obscure double glazed window.

**Bedroom One:****12'11 into robes x 12'0 (3.94m x 3.66m)**

A spacious master bedroom fitted with an extensive range of wardrobes. Cornice, window to the front elevation and radiator.

**Bedroom Two: 12'10 x 11'06 (3.91m x 3.51m)**

A second double room providing ample space for a range of free standing bedroom furniture. Window overlooking the rear garden, cornice, radiator and door to utility.



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Utility:**8'01 x 8'0 (2.46m x 2.44m)**

Fitted storage unit, base unit with inset stainless steel sink with central mixer tap, space and plumbing for automatic washing machine and tumble dryer. Low level w/c, pedestrian door to garage, double glazed external door and window to the rear.

**Externally**

Occupying a generous corner plot the bungalow sits within landscaped gardens, which are laid mainly to lawn with flower borders containing an array of mature plants, trees and shrubs. To the front, a double driveway leads to an attached garage. A further driveway, accessible via double wrought iron gates, provides added off road parking for a number of vehicles including a caravan or motor home. An extensive paved patio to the rear provides an ideal spot for outdoor dining and entertaining.

Garage: 15'0 x 8'07 (4.57m x 2.62m)

Roller door, power, lighting and wall mounted central heating boiler.



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