



## 38 Newton Grange Toronto, Bishop Auckland DL14 7RP

- 4 Bedroom Detached Family Home
- Village Location
- NO ONWARD CHAIN
- 2 Reception Rooms
- Garage and Driveway
- VIEWING ESSENTIAL

### Offers In The Region Of £254,950

# 38 Newton Grange



## **Entrance Hallway**

Composite entrance door to hallway with staircase rising to the first floor and engineered oak flooring (which continues throughout the ground floor) Doors to:

## **Dining Room:**

**12'04 x 8'09 (3.76m x 2.67m)**

A versatile room that could be utilised for a number of purposes. Cornice to ceiling and window to the front elevation with Plantation Shutters, providing optimal light and privacy control.

## **Cloakroom/Wc**

Fully tiled cloakroom fitted with a low level w/c, wall mounted wash hand basin and extractor fan.

A rare opportunity has arisen to purchase an impressive Four Bedroom Three Storey Detached Family Home, situated within the sought after semi-rural village of Toronto, which is approximately one mile north-west of Bishop Auckland.

A public transport system allows access to neighbouring towns and villages. The A689 is nearby, leading to the A688 and the A1(M) offering excellent transport links to the major commercial centres of the Northeast.

Warmed via Gas Central Heating (contemporary radiators in each room) and benefitting from uPVC Double Glazing, the internal layout briefly comprises; Entrance Hallway with staircase rising to the first floor, Cloakroom/Wc, Dining Room, Refitted Kitchen/Breakfast Room and spacious Lounge overlooking the rear garden.

To the first floor; a Family Bathroom, Three Bedrooms and Mezzanine Balcony overlooking the lounge.

A staircase rises to the second floor which contains the Master Bedroom with En-Suite Shower Room/Wc. Externally to the rear of the house there is an enclosed landscaped garden, whilst to the front there is an attached garage and driveway, providing off road parking facilities.

In our opinion properties of this size in such a sought after location are rarely available to the market and therefore an early viewing is highly recommended.



**Kitchen/Breakfast Room:  
14'05 x 9'11 (4.4m x 3.03m)**

Recently refitted with a modern range of base, drawer and wall units with complementary work surfaces. Integrated electric oven, hob and extractor hood. One and a half bowl sink unit, space and plumbing for automatic washing machine. Window overlooking the rear garden and external door to side elevation.



**Lounge:  
14'09 x 11'06 (4.5m x 3.52m)**

A beautifully presented lounge with window to the side elevation, floor to ceiling windows and French doors (fitted with Plantation Shutters) opening to the rear garden, all of which allow lots of natural light to flood through.



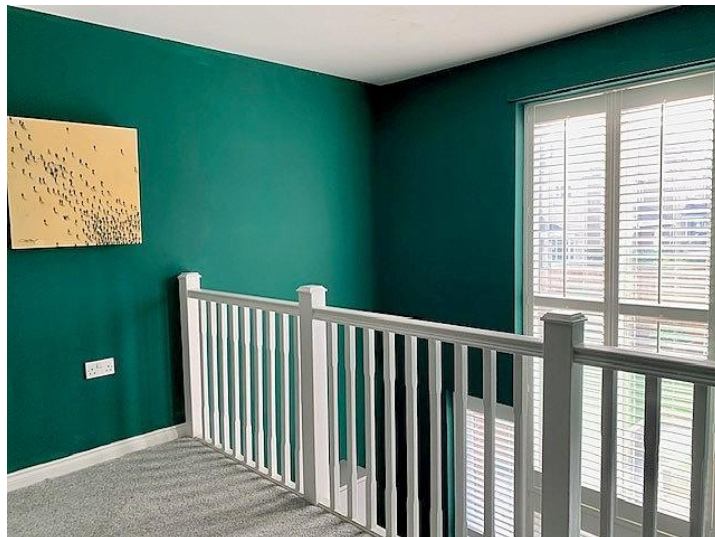
These particulars have been produced in good faith as a reasonable representation of the property. The mention of any appliances does not imply that they have been tested by Rea Estates and all measurements are approximate. You should also instruct a solicitor to investigate all legal matters relating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

Lounge showing mezzanine floor



### Mezzanine

Mezzanine balcony overlooking the lounge, which could be utilised as a seating area or as office space.



### First Floor Landing

Window to the side elevation and staircase rising to the second floor.



### Bedroom Two: 10'03 x 9'02 (3.12m x 2.79m)

Situated to the front of the house with double doors opening to a built in storage cupboard with hanging rail.



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### **Bedroom Three:**

**11'06 max x 10'0 (3.51m x 3.05m)**

Window overlooking the rear garden and storage cupboard with hanging rail.



### **Bedroom Four:**

**11'04 max x 7'06 (3.45m x 2.29m)**

A fourth double bedroom again situated to the front of the property.

### **Family Bathroom:**

**8'03 x 6'04 (2.51m x 1.93m)**

Fully tiled bathroom fitted with a pristine white suite comprising; shower bath with contemporary rainfall and hand held shower heads, back to wall w/c and wash hand basin inset to vanity unit. Wall mounted extractor fan and obscure double glazed window.



### **Second Floor Landing**

Window to the side elevation and walk in storage cupboard.

### **Master Bedroom:**

**13'1 x 12'2 (4.0m x 3.72m)**

The master bedroom could not fail to impress, taking over the top floor of the property. Wall to wall fitted wardrobes and Velux window.



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## **En-Suite Shower Room: 9'03 x 6'04 (2.82m x 1.93m)**

Fully tiled en-suite comprising; shower enclosure with rainfall and hand held shower heads, wash hand basin inset to vanity unit and back to wall w/c. Recessed ceiling lights and Velux window.



## **Externally**

To the front of the property there is an open plan garden and a driveway, leading to an attached garage. Gated side access to the rear landscaped garden, which is laid to lawn with raised flower bed and an extensive paved patio, providing ample space for 'al fresco' dining and entertaining.

## **Garage: 16'10 x 8'10 (5.13m x 2.69m)**

Remote controlled door, power, lighting and wall mounted central heating boiler.

