



9 Rudland Way, High Etherley Bishop Auckland DL14 0HH

- 3 Bedroom Detached Bungalow
- Village Location
- Garage and Off Road Parking
- Desirable Residential Location
- Rare To Sales Market
- No Onward Chain

Offers In The Region Of £219,950

9 Rudland Way, High Etherley



A rare opportunity has arisen to purchase this substantial 3 Bedroom Detached Bungalow, occupying a generous corner plot in a much sought after residential area within the semi rural village of High Etherley.

The neighbouring village of Toft Hill is placed on the excellent commuter route of the A68, providing fast access to the A1 (M) and the major commercial centres of the Northeast. A wide range of schools, shopping and recreational facilities can be found within the neighbouring towns of Darlington, Wolsingham and Bishop Auckland which is home to the spectacular open air night show Kynren – An Epic Tale of England. Warmed via Gas Central Heating and having uPVC Double Glazing throughout, the internal layout briefly comprises; Entrance Hallway with Cloakroom/Wc, Breakfasting Kitchen, Utility/Storage Room, a well proportioned Lounge, Dining Room, Office/Study, Family Bathroom and Three Double Bedrooms.

Externally the property sits within enclosed gardens. An attached garage and driveway provide off road parking for a number of vehicles.

In our opinion this property, which is offered for sale with no onward chain, should prove of interest to a variety of purchasers and therefore an early viewing is highly recommended.

Entrance Hall

The sense of space is apparent on entering the reception hallway which travels through the length of the bungalow giving access to all of the living accommodation. uPVC obscure glazed entrance door, built in storage cupboard and central heating radiator.

Cloakroom/Wc

Fitted with a low level w/c and pedestal wash hand basin. Obscure double glazed window.

Breakfasting Kitchen:

12'02 x 8'10 (3.71m x 2.69m)

Fitted with a range of base and wall units, complementary work surfaces and tiled splash backs. Inset stainless steel sink unit, space and plumbing for automatic washing machine. Integrated appliances to include, Bosch electric oven and hob, Panasonic eye level microwave. Recessed ceiling lights, window to the front elevation (offering far reaching views across the surrounding countryside) radiator and door to utility room.



Utility/Storage Room:

8'03 x 6'11 (2.51m x 2.11m)

A useful room providing added storage facilities. Window to the front elevation, space for vented tumble dryer. Pedestrian door to garage.

Lounge:
15'0 x 13'11 max (4.57m x 4.24m)

An extremely private and spacious lounge with large picture window overlooking the rear garden, allowing lots of natural light to flood the room. Cornice to ceiling, recessed spot lights and radiator. Glazed door to dining room.



Dining Room:
11'06 x 9'11 (3.51m x 3.02m)

A formal dining room providing ample space for family dining and entertaining. Cornice, radiator, French doors opening to the rear garden and door to office/study.



Office/Study:
8'0 x 7'10 (2.44m x 2.39m)

A versatile room that could be utilised for a number of purposes. Window to the rear and radiator.

Bedroom One:

13'11 max x 13'06 (4.24m x 4.11m)

Spacious double bedroom situated to the rear of the bungalow. Cornice, built in wardrobe and radiator.



Bedroom Three:

10'04 x 10'02 (3.15m x 3.10m)

A third double bedroom, again situated to the front of the bungalow. Cornice, radiator and built in wardrobe.



Bedroom Two:

10'10 max x 10'04 (3.30m x 3.15m)

Window to the front elevation, cornice, radiator and built in wardrobe.



Bathroom:

7'10 x 7'06 (2.39m x 2.29m)

Part tiled bathroom comprising, mains fed shower over panelled bath, low level w/c and pedestal wash hand basin. Obscure double glazed window, wall mounted extractor fan and radiator.



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.

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Externally

Occupying an extremely generous plot at the head of the cul-de-sac, the bungalow has a private and enclosed garden to the rear, with an abundance of mature plants, trees and shrubs. There is also a fish pond and outside water supply. To the front, a low maintenance garden and a paved forecourt, providing added off road parking facilities for a number of vehicles.

Garage:

16'06 x 8'03 (5.03m x 2.51m)

Accessible via an electric door.



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