



Ladywell, Hamsterley, DL13 3RE  
4 Bed - Bungalow - Detached  
Starting Bid £260,000

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For sale by Modern Method of Auction: Starting Bid Price £275,000 Plus Reservation Fee.

A pleasantly situated four bedroom detached bungalow, offered with NO ONWARD CHAIN, lying in a cul-de-sac position within a small and exclusive development of similar homes. Located on the outskirts of the ever popular village of Hamsterley, which is ideally placed to access Hamsterley Forest, Bishop Auckland, Barnard Castle and the A68. This stunning, spacious and unique bungalow has a range of many benefits including; ample living and storage space, large kitchen and bathroom, four very good sized bedrooms, it's very own sauna, and landscaped gardens front and rear, an early viewing is advised to avoid any disappointment.

In brief the property comprises; Entrance porch, large open plan lounge/dining room with sliding doors opening to the conservatory, fitted kitchen with breakfast bar, leading to the cloakroom and access door to the double garage. An inner hallway gives access to four double bedrooms, the master of which boasts a larger than average en-suite, a family bathroom, sauna and a second lounge/sitting room with open views across the private and enclosed rear garden. Externally the property has landscaped gardens to both the front and rear, an attached double garage and driveway which provides off-street parking.

This property is for sale by The Great North Property Auction powered by iam-sold Ltd.

\* For Sale by Auction – T & C's apply \* Subject to an undisclosed Reserve Price

\* Reservation Fees Applicable \* The Modern Method of Auction

## GROUND FLOOR

### Vestibule

### Lounge / Dining Room

26'2 x 18'4 (7.98m x 5.59m)

Central heating radiators, wood effect flooring, UPVC double glazed window, sliding doors leading to conservatory.

### Conservatory

12'9 x 11'7 (3.89m x 3.53m)

UPVC double glazed, overlooking the stunning rear garden.

### Kitchen

12'3 x 12'3 (3.73m x 3.73m)

Wall and base units, sink with mixer tap, electric oven and hob with extractor fan over, tiled flooring and splash backs and a UPVC double glazed window.

### W/C

Central heating radiator, UPVC double glazed window, wash hand basin and low level WC.

### Hallway

Storage cupboard, central heating radiator and a UPVC double glazed window.

### Lounge / Sitting Room

20'0 x 17'4 (6.10m x 5.28m)

UPVC double glazed windows, multi fuel foil stove, central heating radiator and wood effect flooring.

### Bathroom

11'10 x 8'7 (3.61m x 2.62m)

Jacuzzi bath, shower cubical, low level WC, his and hers wash hand basin, UPVC double glazed window and central heating radiator.

### Bedroom One

12'4 x 15'8 (3.76m x 4.78m)

Central heating radiator, UPVC double glazed window, fitted dressing table and a large walk in wardrobe.

### En Suite

8'4 x 6'5 (2.54m x 1.96m)

Bath, shower cubical, wash hand basin, low level WC and central heating radiator

### Bedroom Two

12'6 x 9'1 (3.81m x 2.77m)

Central heating radiator, UPVC double glazed window, fitted wardrobes and fitted desk.

### Bedroom Three

10'7 x 9'3 (3.23m x 2.82m)

Central heating radiator and a UPVC double glazed window.

### Bedroom Four

10'7 x 9'3 (3.23m x 2.82m)

Central heating radiator and a UPVC double glazed window.

### Sauna

5'3 x 3'0 (1.60m x 0.91m)

### Externally

To the rear of the property is a patio and an established garden and lawn area. To the front elevation is a large lawn area and double driveway leading to a double garage.

### Double Garage

16'2 x 16'3 (4.93m x 4.95m)

With lighting and an electric roller door.

### Tenure - Freehold

### AUCTIONEER'S COMMENTS

This property is for sale by the Modern Method of Auction which is not to be confused with Traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchase to exchanged contracts immediately, but grant 28 days to achieve exchange of contracts from the date the buyer's solicitor is in receipt of the draft contracts and a further 28 days thereafter to complete. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to put down a non-refundable Reservation Fee subject to a minimum of £5,000 plus VAT which secures the transaction and takes the property off the market. The buyer will be required to sign an Acknowledgment of Reservation form to confirm the acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Legal Pack which can be downloaded free from the auction section of our website or requested from our auction Department. Please note this property is subject to an undisclosed Reserve Price which is generally no more than 10% in excess of a Starting Bid. Both the Starting Bid and Reserve Price can be subject to change. Terms and conditions apply to the Modern Method of Auction, which is operated by The Great North Property Auction powered by iam-sold Ltd.







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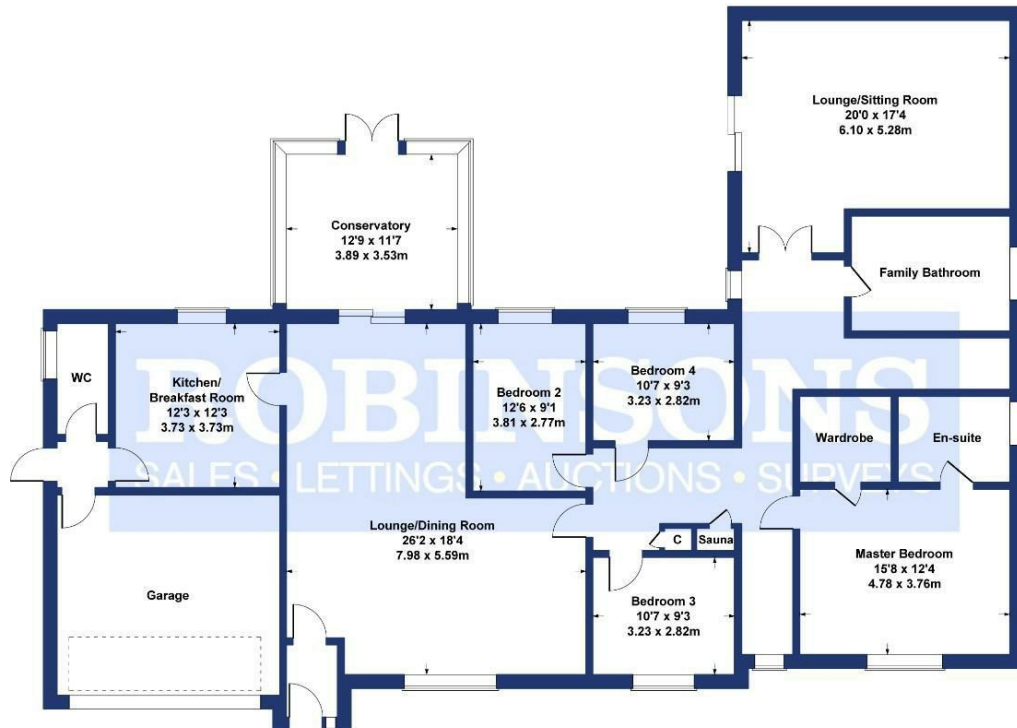
Property Auctions

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Strategic Marketing Plan

Dedicated Property Manager

**Ladywell**  
Approximate Gross Internal Area  
2478 sq ft - 230 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2019

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(93-100) A		
(81-92) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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