



Woodhouse Lane, DL14 6JT  
4 Bed - House - Detached  
£390,000

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Offered to the market is this impressive and exceptionally sized four bedroom detached family home, situated in the popular residential location of Woodhouse Lane, Bishop Auckland. The property boasts several reception rooms including a conservatory and sunroom, a double garage and huge driveway providing off-street parking for multiple vehicles, and stunning front and rear lawn gardens. Well-rated schools are only a stones throw away, as well as transport links, shops and amenities also within close proximity. Homes of this size and quality rarely come to the market therefore a viewing comes highly recommended to appreciate the features and the unique build on offer.

In brief the property comprises; an entrance porch, large hallway, cloakroom/WC, lounge, dining room, second reception room, conservatory, sun room, kitchen and useful utility room. To the first floor there are four large bedrooms and a family bathroom, the master bedroom features an en-suite, and the landing gives access to a loft which is boarded. Externally the property has stunning front and rear lawns, to the front is a large driveway leading to the double garage, whilst to the rear is a very large garden with patio area. There are stunning views to the front and rear of the property.

## GROUND FLOOR

### Entrance Porch

Tiled flooring and access to the hallway.

### Hallway

Radiator, double glazed window, large storage cupboard and stairs to the first floor.

### Lounge

20'5 x 13'4 (6.22m x 4.06m)

Large triple glazed bay window, gas fire with surround, down lights, radiators and access to conservatory.

### Conservatory

13'3 x 12'9 (4.04m x 3.89m)

Double glazed, providing access to the garden.

### Dining Room

16'9 x 14'2 (5.11m x 4.32m)

Electric fire with surround, double glazed window, radiator and over looking rear garden.

### Kitchen

Wide range of fitted wall and base units, integrated oven hob and extractor fan, sink with mixer tap and drainer, double glazed window, tiled splash backs, plumbing for dish washer and space for fridge freezer.

### Breakfast Room

11'9 x 8'5 (3.58m x 2.57m)

Radiator and access to the sunroom.

### Sun Room

9'2 x 7'3 (2.79m x 2.21m)

Double glazed window and radiator.

### Utility Room

Fitted base units, plumbing for a washing machine and drier, stainless steel sink with mixer tap and drainer, double glazed window, gas boiler and access to the garden.

### Downstairs WC

WC, wash hand basin, radiator and double glazed window.

## FIRST FLOOR

### Landing

Radiator, airing cupboard, double glazed window and loft access via pull down ladder. The loft is boarded.

### Bedroom One

20'2 x 11'8 (6.15m x 3.56m)

Fitted wardrobes, radiators, large triple glazed bay window and down lights.

### Bedroom Two

11'9 x 11'0 (3.58m x 3.35m)

Fitted wardrobes, radiator and double glazed window.

### En Suite

Shower cubicle, WC, wash hand basin, extractor fan and is part tiled.

### Bedroom Three

12'0 x 11'9 (3.66m x 3.58m)

Dual aspect double glazed windows, fitted wardrobes and radiator.

### Bedroom Four

11'4 x 10'1 (3.45m x 3.07m)

Triple glazed window, radiator and large storage cupboard/wardrobe.

### Bathroom

Tiled bath, shower cubicle, vanity unit, wash hand basin, WC, radiator, double glazed window and storage cupboards.

### External

To the front elevation is a large garden and driveway leading to the double garage, there is ample off-street parking available - the double garage is accessed via an electric door. To the rear is a large garden with patio area and lawn, there are stunning views to the front and rear of the property.

### Tenure - Freehold



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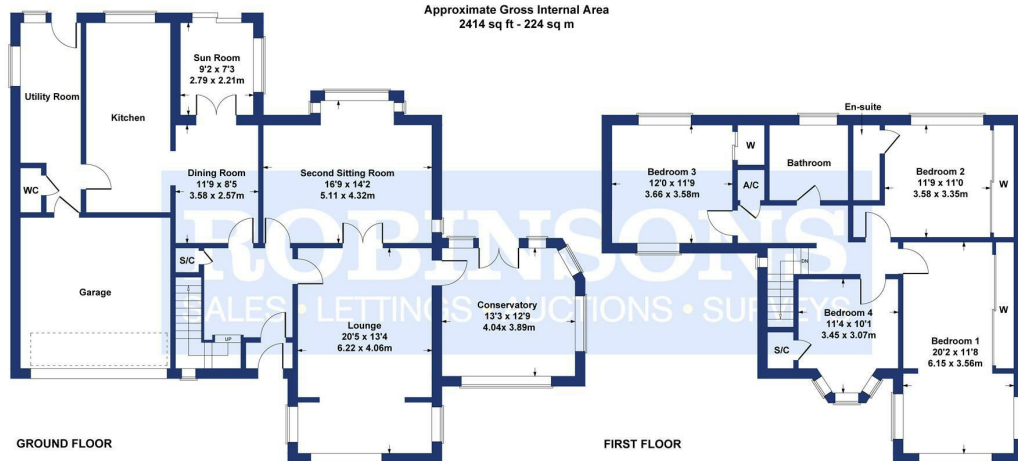
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## Woodhouse Lane

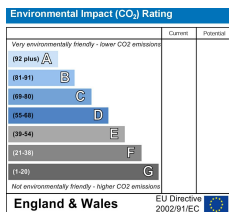
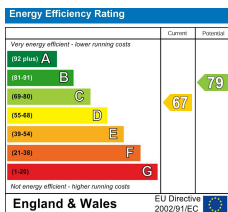
Approximate Gross Internal Area  
2414 sq ft - 224 sq m



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. 2020



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