

4 Dene Valley View, Bishop Auckland, DL14 8RL

£264,950

A substantial four bedroom executive family home located on an exclusive development with views across open countryside to the rear. This ideal rural location is close to main road links for easy commute throughout the County. This quality home is finished to a high standard and benefits from gas central heating, double glazing, a large lounge with media wall and gas panoramic fire, three further reception rooms, a high end fitted kitchen /breakfast room with quality integrated appliances, two bedrooms have en-suite facilities and there is a well fitted family bathroom. Outside is extensive off road parking to the front and secure side access for further off road parking and a garage / workshop. The private rear garden is lawned with a patio for outside entertaining. Viewing is well recommended to appreciate this stunning home.

Ground Floor

Entrance Hall



Has composite entrance door, oak staircase to the first floor, storage cupboard and central heating radiator.

Lounge 16'3 x 16'1 (4.95m x 4.90m)



Has feature media wall with display shelving and quality panoramic living flame gas fire. central heating radiator, coved ceiling and ceiling spotlights.

Sitting Room 16'3 x 6'9 (4.95m x 2.06m)



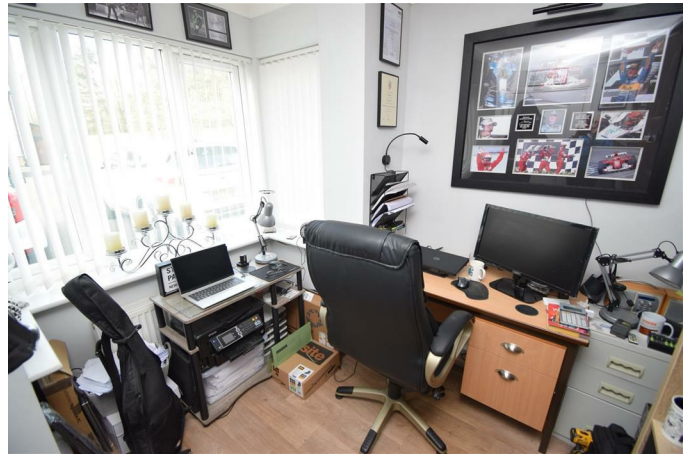
Has French doors opening on to rear garden, central heating radiator, coved ceiling and ceiling spotlights.

Sitting Room 2 14'8 x 9'8 (4.47m x 2.95m)



Has patio doors opening on to rear garden, central heating radiator, coved ceiling and ceiling spotlights.

Office / Study 9'1 x 8' (2.77m x 2.44m)



Has bay window, laminate flooring and central heating radiator.

Downstairs WC



Has white suite comprising WC wash basin, central heating radiator and laminate flooring.

Kitchen / Breakfast Room 17'3 x 11'2 (5.26m x 3.40m)



Has a high quality range of wall and base units, quartz worksurfaces and upstands, undermount sink unit with professional pre-rinse mixer tap, plinth lights, integrated built in electric oven with five burner gas hob and contemporary glass extractor canopy, built in microwave, integrated dishwasher and fridge freezer, coved ceiling and ceiling spotlights.

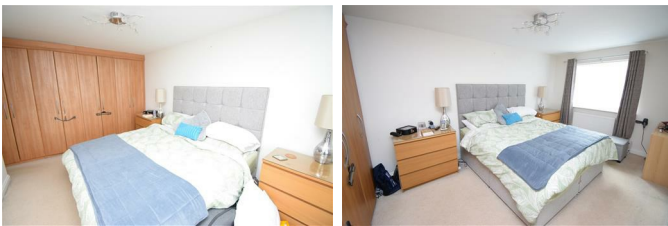
Utility 6'2 x 5'6 (1.88m x 1.68m)



Has a range of fitted wall and base units, quartz work surfaces, plumbing for automatic washing machine and tumble dryer, wall mounted gas boiler, central heating radiator and UPVC entrance door.

First Floor

Bedroom 1 14'8 x 9'9 (4.47m x 2.97m)



Has custom made fitted wardrobes and central heating radiator.

En Suite



Has shower cubicle with glass shower screen, WC

and handwash basin in vanity unit, heated chrome towel rail. part tiled walls and tiled floor.

Bedroom 2 17'3 x 8'1 (5.26m x 2.46m)



Has built in wardrobes, bay window, central heating radiator, coved ceiling, ceiling spotlights and en-suite.

En-Suite



Has double shower integrated wash basin and WC, part tiled walls, tiled floor and heated chrome towel radiator.

Bedroom 3 14'6 x 9'9 (4.42m x 2.97m)



Has built in wardrobes, coved ceiling, ceiling spotlights and central heating radiator.

Bathroom WC



Has luxurious suite comprising panelled bath, double shower cubicle, integrated wash basin and WC, attractive part tiled walls and tiled floor and central heating towel radiator.

Bedroom 4 12'1 x 10'5 (3.68m x 3.18m)



Has central heating radiator.

Exterior




The front garden area has been made over to extensive off road parking, there is a feature illuminated timber canopy over the front door. to the side are double access gates leading to a detached garage / workshop and further off road parking. To the rear is a private garden area laid to lawn with patio.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) 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	

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