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Harada Cottage Hamsterley, Bishop Auckland, DL13 3PS

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Offers Over £400,000

Immaculately presented three bedroomed family home perfectly positioned within the quiet semi rural village Hamsterley. This stunning detached property is full of character and benefits from a gravelled driveway to the front, along with a substantial rear garden. The village is close to the beautiful Hamsterley Forest with its four mile forest drive, children's play areas, forest and riverside walks. Bishop Auckland is a short distance away with further amenities including healthcare services, recreational facilities, retail stores, supermarkets, secondary schools and also an extensive public transport system which allows for access to not only the neighbouring towns and villages, but also to further afield; such as Darlington, Durham, Barnard Castle, Newcastle and York. This property is approx. 3.4 miles from the ever expanding Tindale Retail Park which boasts a large array of supermarkets, popular high street stores and restaurants.

In brief, the property comprises; an entrance porch leading into the open-plan kitchen/dining room, utility room and cloakroom, and also the living room to the ground floor. There is solid oak wood doors throughout. The first floor consists of the master bedroom with dressing room, two further double bedrooms and family bathroom. Externally, there is an enclosed yard to the front, along with the large gravelled driveway allowing off street parking for multiple cars. To the rear, the property boasts an enviable south facing fully enclosed garden, mainly laid to lawn with patio spaces ideal for outdoor seating and furniture, raised beds hosting an array of plants and trees along with the storage shed.

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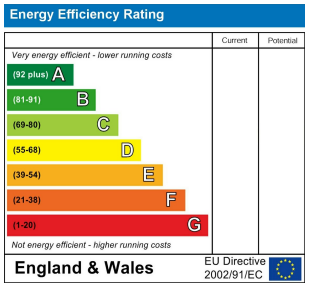
GROUND FLOOR

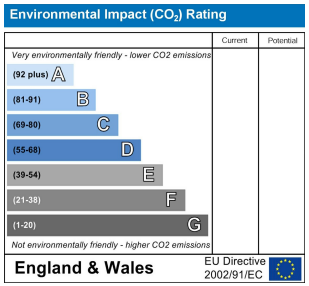


1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Entrance Hall
The entrance hall leads into the dining room, utility room and WC.

Cloakroom
5'10" x 3'3"
Ground floor cloakroom fitted with a WC and wash hand basin.

Utility Room
8'8" x 5'10"
The utility room provides an additional storage space along with plumbing for a washing machine and tumble dryer.

Dining Room
14'0" x 12'5"
The dining room is a substantial size with lots of space for a dining table and chairs along with further furniture, neutral decor, travertine flooring, wall sconces, ceiling spotlights and French doors leading into the rear garden.

Kitchen
14'1" x 9'8"
The modern kitchen is fitted with a range of wall, base and drawer units, complementing granite work surfaces, splashbacks and inset sink with draining grooves, Range cooker and dishwasher along with travertine flooring and ceiling splotlights. Plenty of space remains available for further free standing appliances and access leads into the dining room.

Living Room
21'3" x 13'9"
Located to the front of the property is the substantial living room which offers ample space for furniture and benefits from engineered oak flooring, modern decor, beamed ceilings, inset brick fireplace with 8kw stove, alcove shelving, wall sconces and French doors leading out into the rear garden which allow lots of natural light.

Master Bedroom
13'5" x 12'5"
Generously sized master bedroom situatated to the rear of the property with lots of space for a king-sized bed and further furniture, dressing area, modern decor, ceiling spotlights and dual aspect windows allowing plenty of natural light. French doors open onto the balcony offering views over the stunning village and garden.

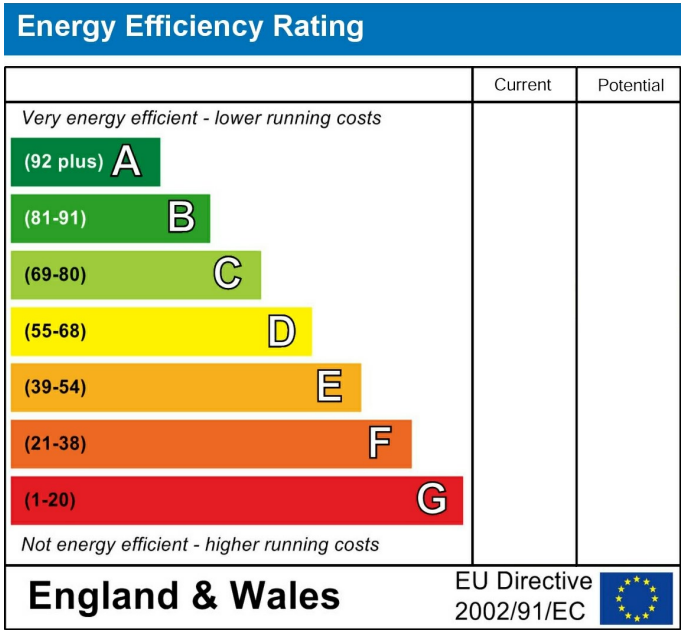
Dressing Room
10'6" x 6'5"
Dressing area providing additional space for wardrobes.

Bedroom Two
10'5" x 9'8"
Another large double bedroom with lots of space for furniture, neutral decor and window to the rear elevation.

Bedroom Three
11'9" x 7'6"
A further sizable double bedroom with modern decor, beamed ceilings and window to the rear elevation.

Bathroom
8'9" x 7'8"
The family bathroom is fitted with a free-standing, roll top bath, double walk-in shower with rainfall showerhead, WC and wash hand basin. Skylight to the front elevation.

External
External Externally, there is an enclosed yard to the front, along with the large gravelled driveway allowing off street parking for multiple cars. To the rear, the property boasts an enviable south facing fully enclosed garden mainly laid to lawn with patio spaces ideal for outdoor seating and furniture, raised beds hosting an array of plants and trees along with the storage shed.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.





















