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Barrington Meadows Bishop Auckland, County Durham, DL14 6NT

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Offers Over £320,000

Immaculately presented three bedroomed family home situated in the prestigious and highly sought after Barrington Meadows on the outskirts of Bishop Auckland. This stunning property is finished to a high standard throughout and features a large driveway to the front, expansive kitchen/dining room and a beautifully landscaped garden to the rear. This pleasantly positioned property is perfect for growing families being just a short distance from local amenities, well regarded schools and country walks, while only approx. 1.4 miles from Bishop Auckland's town centre and 1.7miles from the ever expanding Tindale Retail Park. Amenities such as supermarkets, restaurants, popular high street stores and also primary and secondary schools are easily accessible, there is also an extensive public transport system which provides access to not only the neighbouring towns and villages but to further afield places such as Darlington, Durham, Newcastle and York. For commuters the A68 is nearby and leads to the A1 (M) both Northbound and Southbound.

In brief, the property comprises; an entrance all leading into the living room, open-plan kitchen/dining room, garden room, snug/study and WC to the ground floor. The first floor consists of the master bedroom with walk-in wardrobe, two further double bedrooms and family bathroom. Externally, there is a substantially sized driveway to the front which allows off street parking for multiple cars. To the rear, there is a beautifully landscaped garden, fully enclosed with paving and large pergola allowing lots of space for outdoor seating and furniture both in the sun and shaded areas, along with walled borders which host mature plants and trees.

Hunters Bishop Auckland 147-149 Newgate Street, Bishop Auckland, DL14 7EN | 01388 311582
bishopauckland@hunters.com | www.hunters.com

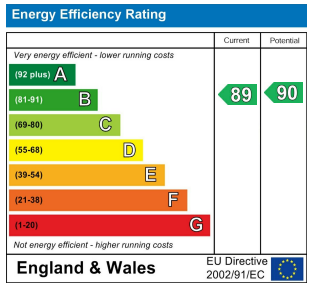
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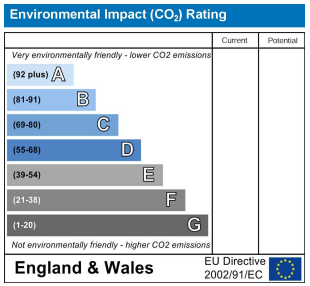
GROUND FLOOR



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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Living Room
16'4" x 12'7"
Bright and spacious living room located to the front of the property offering lots of space for furniture, benefiting from electric fire with feature surround, neutral decor and bay window to the front allowing lots of natural light.

Snug/Study
17'0" x 8'10"
Currently utilised as a snug, the additional reception room located to the front of the property is a versatile space which could also be utilised as a home office, playroom or formal dining area, with neutral decor, fitted storage cupboard and window to the front elevation.

Kitchen/Dining Room
26'6" x 9'6"
A true standout feature of this property is the modern kitchen/dining room which is fitted with a range of shaker-style wall, base and drawer units, complementing work surfaces, splashbacks, Belfast sink, Range cooker and American-style fridge/freezer. The kitchen island is fitted with further cabinetry providing additional storage while plenty of space remains available for additional appliances and furniture along with a dining table and chairs. Dual windows to the rear elevation allow lots of natural light and views over the rear garden, while open-plan access leads into the garden room.

Garden Room
9'10" x 8'10"
The garden room is a great addition to the property with neutral decor, skylight and French doors leading into the rear garden.

WC
5'8" x 3'1"
Ground floor cloakroom fitted with a WC and wash hand basin set within a vanity unit.

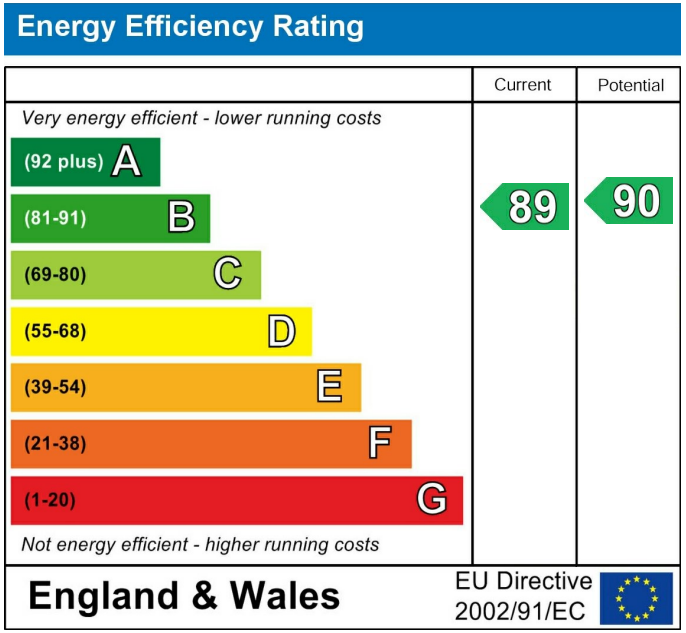
Master Bedroom
14'0" x 9'8"
Generously sized master bedroom offering plenty of space for a king-sized bed and further furniture, benefiting from a walk-in wardrobe, further fitted wardrobes, neutral decor and dual windows to the front elevation.

Bedroom Two
12'1" x 8'10"
Another large double bedroom with ample space for furniture, neutral decor and dual aspect windows to the front and rear elevations.

Bedroom Three
9'10" x 9'6"
A third well-proportioned double bedroom with fitted storage cupboard, neutral decor and window to the front elevation.

Bathroom
8'3" x 6'3"
Fully tiled family bathroom fitted with a free standing bath, double shower unit with rainfall and handheld shower heads, WC and wash hand basin set within a vanity unit. Frosted window to the rear elevation.

External
Externally, there is a substantially sized driveway to the front which allows off street parking for multiple cars. To the rear, there is a beautifully landscaped garden, fully enclosed with paving and large pergola allowing lots of space for outdoor seating and furniture both in the sun and shaded areas, along with walled borders which host mature plants and trees.



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.


















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