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HERE TO GET you THERE
The Dell Bishop Auckland, DL14 7HJ

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Price £675,000

A stunning four bedroomed, three storey family home offered for sale in The Dell, one of Bishop Auckland's most sought after locations. Built in 2006, this impressive residence spans an expansive 4,144 square feet whilst being set within a substantial 0.62-acre plot, enveloped by its own private woodland and complete with a woodland walk, stream, and a picturesque waterfall. This idyllic setting not only enhances the beauty of the property but also offers a peaceful retreat as it does not border any neighbouring properties, ensuring a sense of privacy and seclusion.

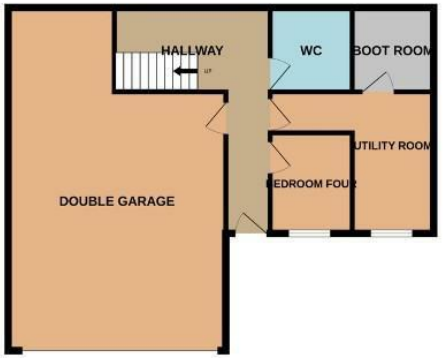
Immaculately presented, the property is ready to move into an benefits from a superb, modern kitchen which has been recently renovated and to become real focal point of the home, and features solar panels, seven home-security cameras and new electric gates.

Bishop Auckland has an extensive public transport system, offering regular access via both the train network and bus, to not only the neighbouring towns and villages as well as to further afield places such as Darlington, Durham and Newcastle. The A688 is close by and leads to the A1(M) both North and South, ideal for commuters. Regional access is impressive with the major commercial centres being between 30 and 45 minutes away. Similarly Newcastle and Durham Tees Valley airports are similar journeys and Durham and Darlington provide mainline train access.

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GROUND FLOOR



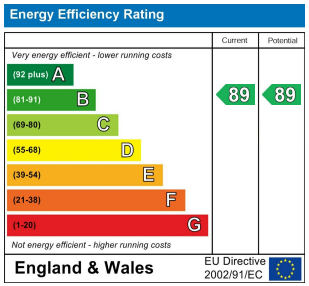
1ST FLOOR

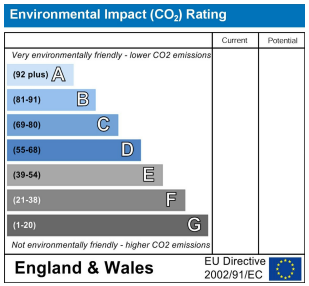


2ND FLOOR



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
21'7" x 17'10"
Beautifully presented living room, benefiting from neutral decor, vaulted ceiling with feature beams and French doors lead out onto the balcony and a separate external door leading onto the outdoor seating area under the Veranda.

Kitchen
15'2" 13'3"
The stunning kitchen features a range of modern shaker-style wall, base and drawer units, complementing granite work surfaces, splashbacks and sink/drainer unit. The breakfast bar offers an additional seating space and is fitted with a composite one and a half bowl sink and Quooker tap, with instant boiled water. Benefiting from integrated appliances including a fridge/freezer, wine cooler, dishwasher and a large SMEG double oven appliance with a 6 ring induction hob.

Dining Room
15'2" x 14'9"
The dining room is another impressive light and airy reception room which is commodious and capacious. One door leads out to the side garden and decking area while the French doors open up to a Juliet Balcony.

Games Room
27'0" x 14'4"
A large games room which could be used for a number or purposes such as a home gym or cinema.

Boiler Room
This room houses the Baxi Platinum boiler, for the under floor heating and water tanks for the solar panels.

Boot Room
7'2" x 6'6"
The boot room is located to the ground floor and provides an additional storage area.

Utility Room
13'1" x 6'6"
The utility room contains a further range of base units providing further storage along with space for a washing machine and tumble dryer.

Bedroom Four
9'7" x 6'2"
The fourth bedroom is located on the ground floor and could be utilised as a home office.

WC
6'10" x 6'6"
A generously sized cloakroom fitted with a WC and wash hand basin with enough space available to fit a shower unit.

Master Bedroom
15'10" x 14'4"
The master bedroom is a generous double bedroom, with space for a king sized bed, further furniture and dual aspect windows provide lots of natural light.

Dressing Room
6'5" x 5'10"
Dressing room providing additional storage.

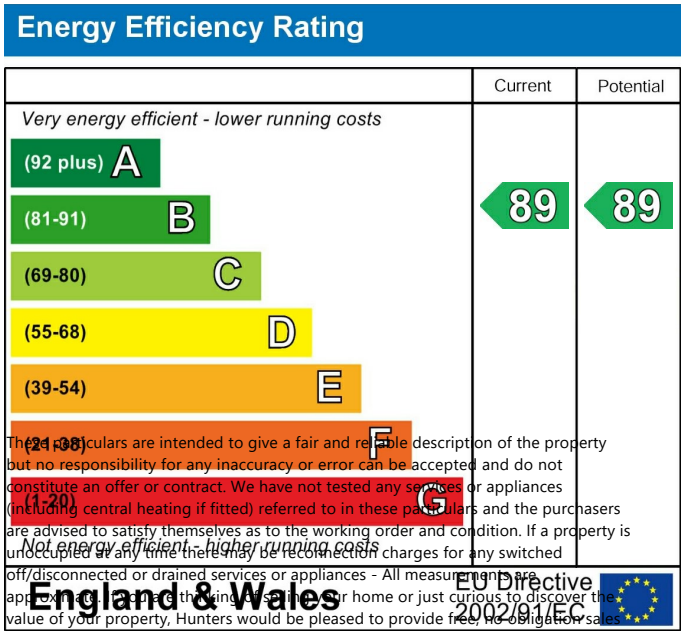
Ensuite
9'6" x 8'2"
The ensuite contains a panelled bath, which has a shower unit and shower screen attached along with a WC and wash hand basin.

Bedroom Two
15'8" x 11'5"
The second bedroom is a further large double bedroom with dual aspect windows and fitted wardrobes.

Bedroom Three
14'5" x 12'0"
The third bedroom is a large double bedroom with built-in double wardrobes.

Bathroom
10'9" x 9'7"
A spacious family bathroom, that is fitted with a panelled bath, a separate shower cubicle, WC and wash hand basin.

External
Externally the property has a large gated, paved driveway with enough space to securely park 6 cars and leads to a extra-large double garage comfortably providing parking for a further two cars and a motorbike. Meticulously maintained gardens surround the property, with lawned area, covered patio, raised decking and new shed along with mature perimeter planting, with a mix of spring and summer colours. Leading in from the garden the property has private woodland, with a woodland walk through with seating overlooking the stream and waterfall. With no borders to any of the neighbouring properties and security cameras covering the exterior creating a high sense of privacy.



The 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 and photographs taken. 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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MINUTE
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THIS



















