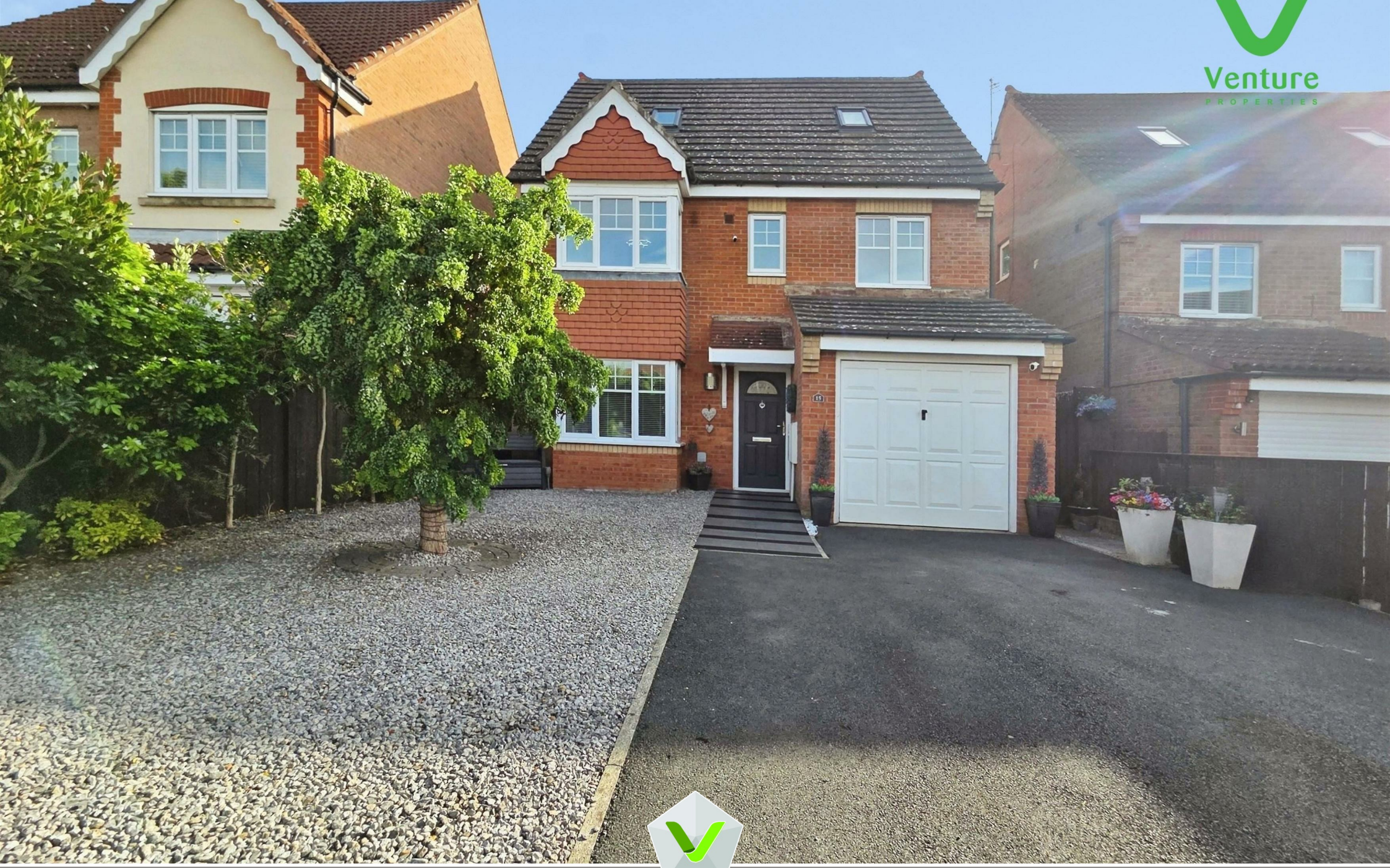


Venture
PROPERTIES

VENTURE
PLATINUM

Neile Court | Bishop Auckland
£325,000



Nestled within a desirable cul-de-sac, this substantial five-bedroom detached family residence presents an exceptional opportunity for those seeking expansive and flexible living in a tranquil yet well-connected setting. Boasting an impressive position in a much sought-after neighbourhood, the property enjoys a sense of exclusivity while offering easy access to excellent amenities, top-performing schools, and a host of leisure facilities.

Set across three generously proportioned floors, the home is ideal for growing families who value both comfort and space. To the front, a driveway and integrated garage provide ample parking and secure storage, while the enclosed rear garden offers a private retreat for relaxation and outdoor entertaining.

Upon entering, an inviting hallway sets the tone for the quality and care evident throughout. The bright and airy lounge, featuring a bay window that floods the room with natural light, is perfect for unwinding after a long day. Beyond lies a separate dining room with doors that open directly onto the rear garden, offering an excellent setting for al fresco dining or family gatherings. The kitchen is tastefully fitted with a comprehensive range of wall, base, and drawer units, as well as integrated appliances, ensuring both form and function for keen cooks. A dedicated utility room provides valuable space for household chores, keeping the main living areas tidy and organised.

The first floor reveals four well-proportioned double bedrooms, including a stylish front-facing room with its own en-suite shower room—ideal for visiting guests or older children. A modern family bathroom, fitted with a contemporary three-piece suite, serves the remaining bedrooms with ease.

Commanding the entire second floor, the principal bedroom is a true retreat. A beautifully sized en-suite shower room and a substantial walk-in storage cupboard complete this

GROUND FLOOR

Entrance Hallway
Having composite front entrance door, laminate flooring and central heating radiator.

Lounge 5.044 x 3.336 (16'6" x 10'11")
With a walk in bay window to front, central heating radiator , feature fireplace with electric fire.

Ground Floor Cloaks WC
Fitted with a white WC, wash hand basin and central heating radiator and tiled flooring.

Dining Room 3.322 x 2.925 (10'10" x 9'7")
With laminate wood flooring, central heating radiator and French patio doors to rear.

Kitchen 3.729 x 3.207 (12'2" x 10'6")
Fitted with a range of Roundell wall and base units having contrasting work surfaces, stainless steel sink unit , integrated electric oven and gas hob with extractor chimney over , breakfast bar, space for fridge freezer, chimney over, plumbing for dishwasher and tiled flooring.

Utility Room
Fitted out with wall and base units having contrasting work surfaces over, stainless steel sink unit , plumbing for washing machine and space for tumble dryer, wall mounted gas boiler and rear entrance door.

FIRST FLOOR

Landing
Connecting to the 4 bedrooms and family bathroom.















Bedroom One 4.708 x 3.184 (15'5" x 10'5")
Having laminate flooring, central heating radiator and upvc double glazed bay window to front.

En Suite Shower Room
Fitted with a double sized shower cubicle having mains shower over, floating WC, wash hand basin and brown heated towel rail

Bedroom Two 3.317 x 2.658 (10'10" x 8'8")
Having laminate wood flooring, central heating radiator and upvc double glazed window.









Bedroom Three 2.813 x 2.713 (9'2" x 8'10")
with laminate wood flooring, central heating radiator and window to front.

Bedroom Four 2.565 x 2.473 (8'4" x 8'1")
With a central heating radiator and window to rear.

Bathroom/WC
Fitted with a white suite comprising of a P shaped whirlpool bath having shower screen and mains shower over, WC, wash hand basin set to vanity unit and a cream heated towel rail.

Second Floor Landing
With a large storage cupboard leading to bedroom five.

Bedroom Five 4.391 x 4.246 (14'4" x 13'11")
With three Velux windows, central heating radiator and laminate flooring.







En Suite Shower Room
Fitted with a double shower cubicle having mains shower over, WC and wash hand basin set to vanity units and Anthracite heated towel rail.

Externally
Externally to the front is a good sized driveway allowing for off road parking leading to a single integral garage.
To the rear is a lovely low maintenance enclosed garden having part decking area and gravel patio.

Summerhouse
A timber built summer house power and lighting , the summer house is currently used as a recording studio .

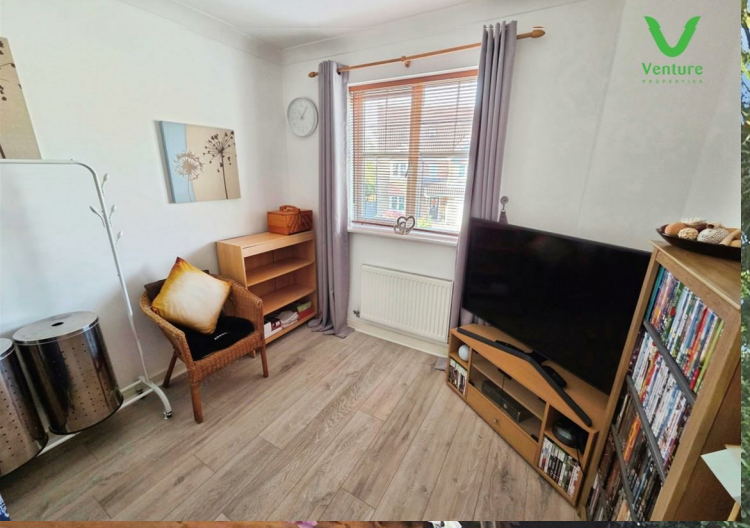
Other General Information
Other General Information
Tenure: Freehold
Gas and Electricity: Mains
Sewerage and water: Mains
Broadband:
Ultrafast Highest Available Download 10000 Mbps Highest Available Upload 10000 Mbps

Mobile Signal/coverage: Good with EE, O2, Three and Vodafone. But we do recommend you check with your provider.
Council Tax: Durham County Council, Band: E Annual price: £3237.73 (Maximum 2026)
Energy Performance Certificate Grade TBC
Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.
Flood Risk: Very Low from Surface Water. Very Low from Rivers and Seas.
Disclaimer
The preceding details have been sourced from the seller, OntheMarket.com and other third parties. Verification and clarification of this information, along with any further details concerning Material Information parts A, B and C, should be sought from a legal representative or appropriate authorities. Venture Properties (Crook) Limited cannot accept liability for any information provided.
HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.

Energy Performance Certificate
To view the full Energy Performance Certificate for this property, please use the following link:

https://find-energy-certificate.service.gov.uk/energy-certificate/8136-1920-6609-0271-7222?print=true

EPC Grade C

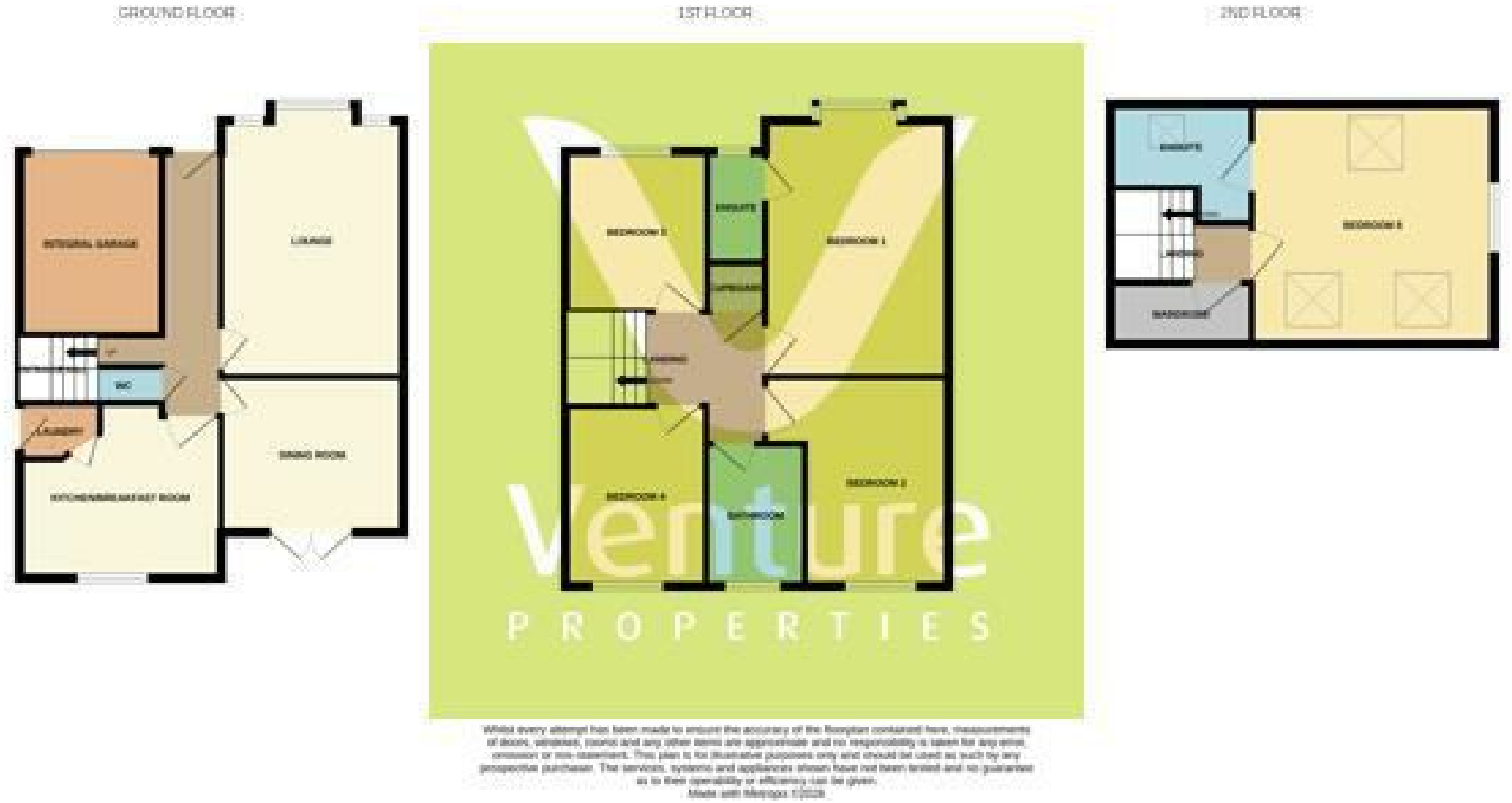








15 Neile Court | Bishop Auckland



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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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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