Langdales
Professional Estate & Letting Agents

23 The Dell, Bishop Auckland DL14 7HJ

Asking Price: **£399,950** EPC Rating: **D**

Langdales Estates are delighted to market for sale this generously proportioned THREE BEDROOM DETACHED PROPERTY occupying highly desirable and enviable location within The Dell, Bishop Auckland. The property sits within an extremely well maintained plot and enjoys numerous features perfect to cater for family living. There is a sizable block paved driveway to the front allowing for parking for multiple vehicles, conservatory to the rear, en-suite facilities and spacious garage. Internal viewing will reveal immaculately presented accommodation set over two floors comprising of Entrance Hall & Garage to the Ground Floor. To the First Floor there is a vast Landing, Lounge, Conservatory, Dining Room, Kitchen with integrated appliances, Utility Room, Master Bedroom with En-Suite Facilities, Two Further Double Bedrooms and contemporary Family Bathroom. Externally there are mature, well maintained Gardens to the Front, Side & Rear.

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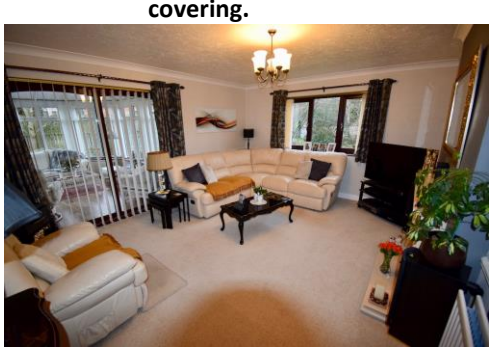
ENTRANCE HALL With frosted double glazed entry door & double glazed side window to the front elevation, double panel heating radiator and integral door to garage. Decorated with colour washed wall coverings and carpet floor covering.

FIRST FLOOR

LANDING With double glazed window to the front elevation, double panel heating radiator, access to loft space and built in storage cupboard housing both the property's central heating boiler and alarm systems. Decorated with colour washed wall coverings and carpet floor covering.

LOUNGE With double glazed window to the side elevation and sliding double glazed door leading into conservatory, feature fireplace & hearth incorporating fitted gas fire, double panel heating radiator and telephone and television connection points. Decorated with colour washed wall coverings and carpet floor covering.



CONSERVATORY With double glazed entry door to the side elevation and a range of double glazed window to the side and rear elevation and electric heater. Decorated with colour washed walls and cushioned floor covering.

DINING ROOM With double glazed bay window to the front elevation and double panel heating radiator. Decorated with colour washed wall coverings and carpet floor covering.

KITCHEN With double glazed window to the rear elevation, range of wall and floor mounted units with contrasting laminate working surfaces incorporating 1 ½ drainer sink unit with mixer tap, integrated Hotpoint electric oven & grill, integrated Neff gas hob with concealed extractor, integrated Neff dishwasher and double panel heating radiator. Decorated with part tiled and colour washed walls and cushioned floor covering.

UTILITY With frosted double glazed entry door to the rear elevation, fitted with a range of wall and floor mounted units with contrasting laminate work surface incorporating stainless steel drainer sink unit with mixer tap and plumbing for automatic washing machine. Decorated with part tiled and colour washed walls and cushioned floor covering.

MASTER BEDROOM With double glazed window to the rear elevation, variety of fitted furniture and double panel heating radiator. Decorated with colour washed walls and carpet floor covering.

EN-SUITE With frosted double glazed window to the side elevation, fitted with a suite comprising of step in shower cubicle with mains powered shower, push button wc & wash hand basin with vanity units below, wall mounted vanity units and stainless steel heated towel rail. Decorated with pvc panelled and colour washed walls and hard wearing flooring.

BEDROOM TWO With double glazed window to the front elevation and double panel heating radiator. Decorated with colour washed walls and carpet floor covering.

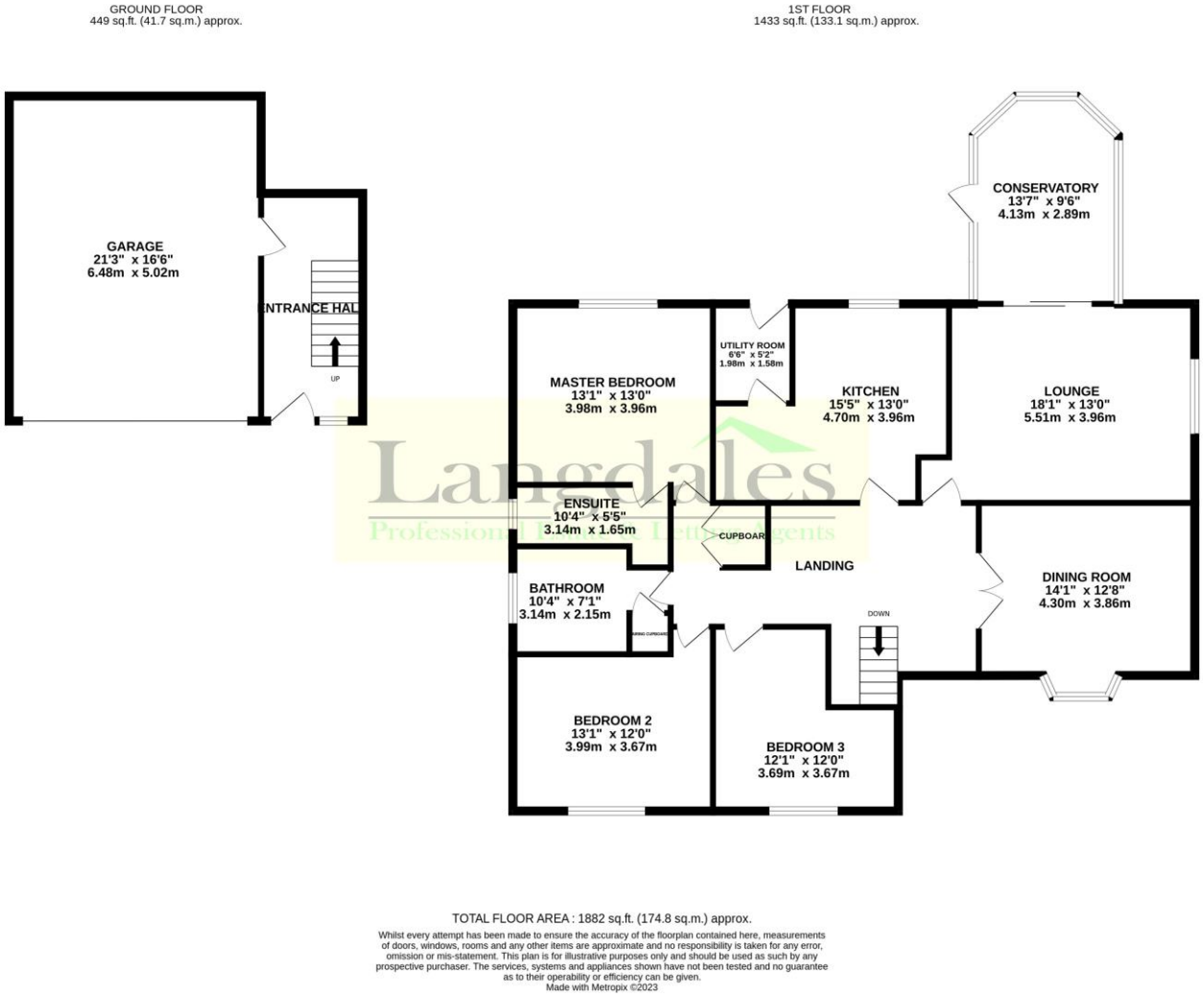
BEDROOM THREE With double glazed window to the front elevation, double panel heating radiator and fitted wardrobes. Decorated with colour washed wall coverings and carpet floor covering.

BATHROOM With frosted double glazed window to the side elevation, fitted with a contemporary suite comprising of: double ended bath with shower head mixer tap, push button wc and wash hand basin with vanity unit beneath, central heating radiator and built in airing cupboard. Decorated with pvc panelled walls and colour washed wall coverings and hard wearing flooring.

EXTERNAL

The property enjoys excellently maintained gardens to the front, side and rear with mature trees, shrubs, flowers and plants aswell as patio area, water tap and electric power points. The rear garden can be accessed via one of two side gates while the garden to the front provides enviable views from its elevated position. To the front of the property is a generously sized block paved driveway leading to the larger than average garage with up and over door, power and lighting and water tap.

COUNCIL TAX BAND F



TOTAL FLOOR AREA : 1882 sq.ft. (174.8 sq.m.) approx.

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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