

# KAN MOVE

## Estate Agents

4 bed Detached House for sale - £285,000

Thurlow Gardens BRACKS FARM- Bishop Auckland



Council Tax Band: D

EPC Rating: C

**\*\*MORE DETAILS TO FOLLOW\*** Well presented and superbly located within the BRACKS FARM Development of Bishop Auckland, A Four Bedroom attractive detached house with double paved driveway to the front, A spacious entrance hallway with stairs to first floor, Lounge with bay window to the front, Modern Kitchen/Diner and converted garage into a lounge with French doors out to the rear enclosed garden with a Garden house, Main bedroom with En-Suite, family bathroom, Gas fired central heating system, Fully Double glazed. Viewing by Appointment Only.



SCAN FOR DETAILS

**3 Bathrooms**

**4 Beds**

- BRACKS FARM DEVELOPMENT BISHOP AUCKLAND
- WELL PRESENTED FOUR BEDROOM DETACHED HOUSE
- OPEN PLAN KITCHEN/DINER THROUGH TO LOUNGE
- GROUND FLOOR W/C
- DOUBLE PAVED DRIVEWAY TO THE FRONT
- ENCLOSED REAR GARDEN WITH GARDEN HOUSE

### Entrance Hallway

Composite entrance door into spacious hallway with stairs to first floor, understairs storage cupboard, column radiator.

### Lounge 12' 0" x 14' 0" (3.65m x 4.26m)

Upvc double glazed bay window to the front with two upvc double glazed windows to the side. Set in surround, Gas stove with stone hearth.

### Kitchen/Diner/lounge area 30' 0" x 10' 0" (9.14m x 3.05m) L Shaped

Open Plan L-Shaped kitchen into dining area with the garage converted into a lounge area with upvc double glazed window to the front, Panelling to the rear wall. Upvc French doors out to the rear garden. Kitchen with Grey gloss base and wall units and drawers, fitted floor to ceiling cupboards with eye level electric oven, matching breakfast bar, halagen hob with extractor hood, stainless steel sink unit with mixer tap, upvc double glazed window to the rear.

### Utility

Wall mounted cupboard, plumbing for washing machine, door out to the side of the property.

### Ground floor W/C

Top mounted Sliding track with wooden door, Wall mounted gas boiler, low level W/C, wash hand basin.

### Landing

Loft access that is part boarded

### Bedroom One 12' 0" x 12' 0" (3.65m x 3.65m)

Upvc double glazed window to the front and side, panelling to the rear wall, two double fitted robes, Door to en-suite

### En-Suite

Shower cubicle, low level W/C, pedestal wash hand basin, upvc double glazed window to the side.

### Bedroom Two 10' 0" x 13' 0" (3.05m x 3.96m)

Upvc Double glazed window to the rear, fitted robes.

### Bedroom Three 10' 0" x 10' 0" (3.05m x 3.05m)

Upvc double glazed window to the rear, panelling to the rear wall.

### Bedroom Four 7' 0" x 16' 0" (2.13m x 4.87m)

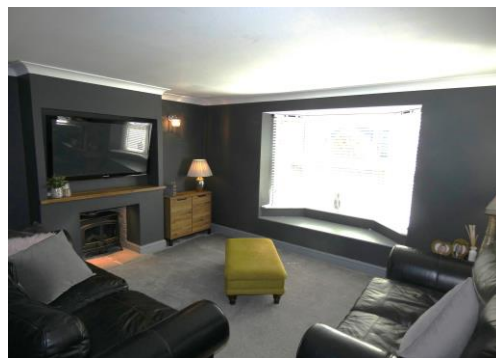
Two upvc double glazed windows to the front

### Family Bathroom

P-shaped bath with shower over and screen, wall mounted heated towel rail, vanity unit with drawers, low level W/C. Upvc double glazed window to the rear.

### Externally

To the front of the property is paved double drive with garden, side access to enclosed rear garden with Garden house/Bar with power and light.



These details are for guidance only and complete accuracy cannot be guaranteed. If there is at any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>	<div>71</div>	<div>81</div>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 