



5 Church Drive South Church, Bishop Auckland DL14 6SE

- 2 Bedroom Detached Bungalow
- Quiet Residential Cul-De-Sac
- Garage With Workshop Area
- Excellent Transport Links
- Generous Corner Plot
- No Onward Chain

Offers In The Region Of £240,000

5 Church Drive

It is with great pleasure that Rea Estates offer to the sales market this substantial 2 Bedroom Detached Bungalow, occupying a generous corner plot within a much sought after residential area.

The village of South Church is situated just south of Bishop Auckland, which is home to the spectacular open air night show 'Kynren – An Epic Tale of England' offering a range of schools, shopping and recreational facilities. The ever expanding Tindale Crescent Retail Park is also a short drive away. For commuters the A689 and A688 are nearby, leading to the A1 (M) for travel both North and South. An extensive public transport system via both bus and rail provides regular access to neighbouring towns and villages. For those wishing to explore the open countryside, Hamsterley Forest, The Durham Dales and The Weardale Valley, which is an Area of Outstanding Beauty, are also within easy reach.

The bungalow has the added benefit of owned solar panels, which means the owner benefits from any generated electricity. Warmed via Gas Central Heating and benefitting from uPVC Double Glazing, the layout briefly comprises; Entrance Hallway, an extremely well proportioned Lounge, Fitted Kitchen with open plan access to Dining/Family Room, Two Double Bedrooms and Bathroom. Externally the bungalow boasts gardens to three sides. A lengthy driveway, providing off road parking facilities for a number of vehicles, leads to an attached Garage with Workshop Area. In our opinion this bungalow, should prove of great interest to a variety of purchasers and therefore an early viewing is highly recommended.

Entrance Hallway

uPVC entrance door opening to hallway with cornice to ceiling, radiator and two cupboards, one of which houses central heating boiler. Access to the partially boarded loft space, via a pull down ladder.



Lounge:

20'0 x 15'10 (6.09m x 4.83m)

A lovely light and spacious lounge with large picture window overlooking the front garden. Cornice, feature fire surround housing living flame gas fire, radiator and two wall light points. French doors opening to the rear garden and door to kitchen.



Kitchen Diner:**15'11 x 8'11 (4.85m x 2.72m)**

A well equipped kitchen fitted with an extensive range of base, wall and drawer units, incorporating pull out larder unit. Complementary granite work surfaces with inset one and a half bowl stainless steel sink unit. Integrated appliances to include; electric oven, microwave, hob with chimney style extractor hood, washing machine, dishwasher and fridge/freezer. uPVC Stable door opening to the front elevation, tiled flooring and square arch to dining/family room.

**Dining/Family Room: 12'0 x 11'05 (3.66m x 3.48m)**

Providing ample room for family dining and entertaining. Cornice to ceiling, windows to side and rear elevations, fitted storage/ display units, contemporary vertical radiator and tiled flooring.

**Bedroom One: 13'04 into robes x 12'07 (4.06m x 3.84m)**

Double bedroom overlooking the private and enclosed rear garden. Cornice, radiator and wall to wall fitted sliding door wardrobes.



These particulars have been produced in good faith as a reasonable representation of the property. The mention of any appliances does not imply that they have been tested by Rea Estates and all measurements are approximate. You should also instruct a solicitor to investigate all legal matters relating to the property, eg, title, planning permission etc. Should you wish to obtain further information please contact one of our friendly advisors.

Bedroom Two: 13'02 into robes x 9'07 (4.01m x 2.92m)

A second double bedroom which is situated to the front of the bungalow. Cornice, radiator and sliding door wardrobes.

**Bathroom: 7'10 x 7'05 (2.39m x 2.26m)**

Comprising; panelled bath, wash hand basin inset to vanity unit, back to wall w/c, double shower enclosure with rainfall and hand held units. Easy clean PVC cladding, recessed ceiling lights, mirrored cabinet, radiator and obscure double glazed window.

**Externally**

To the front and side of the bungalow the garden is laid mainly to lawn with flower borders. A lengthy driveway, providing off road parking for a number of vehicles, including a caravan or motor home, leads to an attached garage with workshop area.

The garage/workshop is accessible via a roller door and has a water supply, power and lighting. Pedestrian door opening to the private and enclosed rear garden, which is again laid mainly to lawn which extends to a terraced garden. A paved patio provides an ideal spot for a range of outdoor garden furniture.



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