



## Ashlea, 33 High Escomb Bishop Auckland DL14 7ST

- 3 Bedroom Detached Bungalow
- Scope To Extend
- Village Location
- Occupying Extremely Generous Plot
- Off Road Parking for Several Vehicles
- Rare To Sales Market

**Offers Over £360,000**



# Ashlea, 33 High Escomb



Properties of this size in such a desirable area are rarely available, therefore it is with great pleasure that Rea Estates offer to the sales market this individually designed 3 Bedroom Detached Bungalow, situated within a sought after village location.

Escomb, which is on the River Wear, is approximately two miles west of Bishop Auckland, home to the spectacular open air night show Kynren - An Epic Tale of England, offering a range of schools, shopping and recreational facilities. The neighbouring village of Toft Hill is placed on the excellent commuter route of the A68, providing fast access to the A1 (M) and the major commercial centres of the Northeast.

The village of Escomb itself is home to one of England's finest Saxon Churches dating back to the 7th Century. It also has its own Primary School, Public House and Village Hall with children's play area.

Warmed via Gas Central Heating (new boiler installed 2022) and benefitting from Double Glazing, the internal layout briefly comprises; Reception Porch, Cloakroom/Wc, Entrance Hallway, Lounge, Dining Room, Kitchen Diner, Three Bedrooms and a Family Bathroom.

Externally the bungalow sits within landscaped gardens, containing an array of mature plants, trees and shrubs. An extensive driveway to the side of the bungalow, offers excellent scope to extend, subject to relevant planning permission, and provides off road parking for a number of vehicles, including a caravan or motor home.

In our opinion this property should prove of great interest to a variety of purchasers and therefore an early viewing is highly recommended.

## Reception Porch

Composite entrance door opening to porch with window to the side elevation, door to cloakroom/wc and double doors opening to the entrance hallway.



## Cloakroom/Wc

Fitted with a low level w/c and wash hand basin inset to vanity unit. Obscure double glazed window to the side elevation.

## Hallway

The sense of space is apparent on entering the central hallway which provides access to all the living accommodation. Built in storage cupboard and loft hatch. The loft, which is easily accessible via a pull down and is part boarded and fully insulated, could easily be transformed into habitable rooms, such as additional bedrooms or office space (subject to building regulations)





**Lounge:****5.16m x 3.61m (16'11 x 11'10)**

A spacious lounge with windows to both the front and side elevations, allowing lots of natural light to flood through. Feature fire surround housing a gas fire and double doors opening to the dining room.

**Dining Room:****5.28m x 3.25m (17'4 x 10'8)**

A versatile room utilised by the current vendors as a second lounge, with patio doors opening to the private and enclosed rear garden. Open plan access to kitchen diner.



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, e.g., title, planning permission etc. Should you wish to obtain further information please contact one of our friendly advisors.



**Kitchen Diner:**  
**4.90m x 3.63m (16'1 x 11'11)**

Fitted with a range of solid oak base and wall units, (one of which houses central heating boiler) complementary work surfaces, inset one and a half bowl sink unit and tiled splash backs. Space for range style cooker, space and plumbing for washing machine and dishwasher. Window overlooking the rear garden and external door opening to the side elevation.



**Bedroom One: 3.53m x 2.79m (11'7 x 9'2)**

Double bedroom situated to the rear of the bungalow with a range of contemporary fitted wardrobes.



**Bedroom Two: 3.63m x 3.56m (11'11 x 11'8)**

Situated to the side of the property, providing scope to extend. Fitted with an extensive range of bedroom furniture.



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### **Bedroom Three:**

**3.45m x 2.95m (11'4 x 9'8)**

A third double bedroom providing ample space for a range of free standing bedroom furniture.



### **Bathroom:**

**2.39m x 2.21m (7'10 x 7'3)**

Part tiled bathroom fitted with a white suite comprising; panelled bath, low level w/c and pedestal wash hand basin. Double shower enclosure with rainfall and handheld units. Obscure double glazed window to the rear.



### **Externally**

Occupying a generous plot, 'Ashlea' boasts panoramic views across the surrounding countryside.

To the front of the property the enclosed garden is laid to lawn with well stocked flower borders, containing an array of mature plants, trees and shrubs. A lengthy driveway provides off road parking facilities for several vehicles. To the rear of the property, the landscaped garden has a large paved sun terrace, perfect for 'al fresco' dining and entertaining, gravelled walkways and raised flower beds.



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## **Garage: 5.54m x 5.16m (18'2 x 16'11)**

A double garage which could also be utilised as a workshop. Electric roller shutter door, power, lighting and pedestrian door opening to the front of the bungalow.



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