



37 Newlands Avenue Bishop Auckland DL14 6AJ

- **Stunning 4 Bedroom Detached Residence**
- **Fully Refurbished to an Impeccable Standard**
- **Double Garage and Off Road Parking**
- **South Facing Rear Garden**
- **High Internal Specification**
- **MUST BE VIEWED**

Offers In Excess Of £330,000

37 Newlands Avenue



A rare opportunity has arisen to purchase an outstanding extended Four Bedroom Detached Residence situated at the head of quiet cul-de-sac in a much sought after area of the town.

Newlands Avenue is close to the heart of Bishop Auckland, which is home to the spectacular open air night show 'Kynren – An Epic Tale of England' and is within walking distance of local schools, shopping and recreational facilities. 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 property has been subject to a great deal of expenditure by the current vendors who have thoughtfully remodelled and refurbished the house to an extremely high standard, creating a superb family home.

Warmed via Gas Central Heating and having uPVC Double Glazing throughout, the internal layout briefly comprises. Entrance Hallway with staircase rising to the first floor, Cloakroom/Wc, Lounge, Family Room with open plan access to Garden Room, stunning Breakfasting Kitchen and Utility Room.

To the first floor, a Family Bathroom and Four Bedrooms, the Master of which boasts a Dressing Area and En-Suite Bathroom.

Occupying an extremely generous plot the property has delightful gardens both front and rear. An attached Double Garage and driveway provide off road parking facilities.

In our opinion this beautiful property will make an exceptional family home for the discerning purchaser and therefore only an internal inspection will truly suffice to fully appreciate the standard of accommodation this house has to offer.

Entrance Hallway

The sense of space becomes apparent upon entering the spacious hallway with its contemporary oak and glass staircase rising to the first floor and built in storage cupboard.



Lounge:
14'05 x 12'11 (4.39m x 3.94m)

A beautifully presented lounge situated to the front of the house, with two windows allowing lots of natural light to flood through. Feature hole in the wall gas fire and chimney recess open shelving, window seat and storage units.



Family Room: 23'09 x 11'09 max (7.01m x 3.58m)

A fabulous multipurpose living space perfect for family gatherings or in which to unwind and relax, offering open views across the private and enclosed rear garden. Patio doors opening to a paved sun terrace, window to the side elevation and two vertical central heating radiators. Open plan access to garden room.



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.

Garden Room:
12'05 x 9'07 (3.78m x 2.92m)

The garden room provides ample space for a family dining and entertaining. French doors opening to sun terrace.



Breakfast Kitchen: 16'08 x 15'03 (5.08m x 4.65m)

The hub of the family home, the breakfast kitchen is fitted with an extensive range of high quality units, incorporating bespoke central island breakfast bar, with Belfast sink unit, integrated dishwasher and pull out waste bin.

Integrated electric hob with extractor hood, eye level oven and microwave. Space and plumbing for American style fridge freezer.

Two Velux windows, window to the rear and patio doors opening to the sun terrace. Door to utility room.



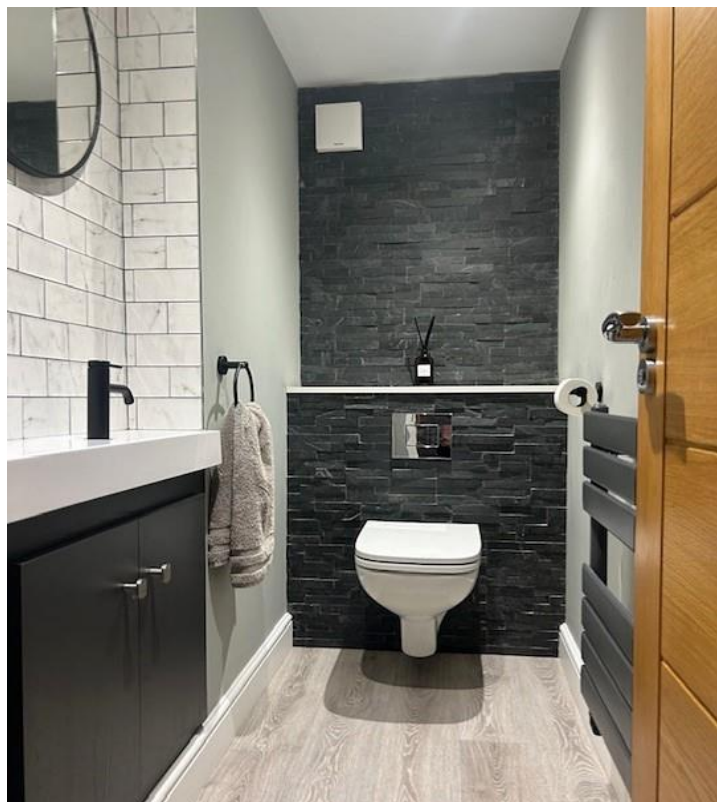
Utility: 15'10 x 5'02 (4.83m x 1.57m)

A larger than average utility room effectively designed to incorporate ample storage for coats, shoes and boots. Belfast sink unit, space and plumbing for washing machine and tumble dryer. Composite door opening to the side elevation and pedestrian door to double garage.



Cloakroom/Wc

Part tiled cloakroom comprising; wash hand basin inset to vanity unit, back to wall w/c, wall mounted extractor fan and anthracite grey towel radiator.



First Floor

Landing

Velux window and loft access hatch.



Master Bedroom:

15'02 x 11'04 (4.62m x 3.45m)

A well-proportioned master bedroom overlooking the front of the house, providing ample space for a range of free standing bedroom furniture. Square arch to dressing area and to en-suite bathroom.



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En-Suite Bathroom

Luxurious fully tiled bathroom fitted with a pristine white suite comprising; open ended shower with rainfall unit, panelled bath, back to wall w/c and circular countertop wash hand basin with fluted oak vanity unit. Obscure double glazed window to the rear elevation and chrome towel radiator.



Bedroom Three: 12'11 x 12'05 (3.94m x 3.78m)

Window to the front elevation and wall to wall fitted wardrobes.



Bedroom Four: 10'05 x 7'08 (3.18m x 2.34m)

Ample sized fourth bedroom again overlooking the front of the house.



Bedroom Two: 14'09 x 11'09 (4.50m x 3.58m)

A second extremely spacious bedroom which overlooks the rear garden.



Family Bathroom

Fully tiled bathroom comprising; open ended shower with rainfall and handheld units, panelled bath, back to wall w/c and wash hand basin inset to vanity unit. Obscure double glazed window and chrome towel radiator.



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Externally

To the front of the house the garden has been designed for ease of maintenance with decorative gravel and flower borders. A block paved driveway, providing added off road parking facilities, leads to an attached double garage.

Gated side access leading to the private and enclosed south facing rear garden, which is laid mainly to lawn with pond, paved walkways and flower borders containing an abundance of mature plants and shrubs. A paved sun terrace and patio area provide idyllic spots for 'al fresco' dining.

Garage:

16'10 x 15'04 (5.13m x 4.67m)

Double garage that could also be utilised as a workshop if required. Remote controlled door, wall mounted central heating boiler, power and lighting.



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