



CARVERS
SALES & LETTINGS

St. Annes Drive
Wolsingham, Bishop Auckland, DL13 3DG
Price £450,000

House - Detached



A stand out property that stands 'alone', as the only detached property in St Annes Drive!

You'd be forgiven for assuming you were in the middle of the country side here and not the middle of the beautiful picturesque village of Wolsingham, in Bishop Auckland. Bordered to the rear by open Church land, this stunning family home is so private and serene, it really does have a rural feel to it. This impressive detached house on St. Annes Drive offers perfect space and comfort in a modern living environment. Spanning an expansive 2,152 square feet, this property is ideal for just about anyone who values property with generous living .

Upon entering, you will find three well-appointed reception rooms, a large lounge overlooking the garden and open space to the rear, a formal dining room to the front and a kitchen/diner, providing ample space for both relaxation and entertaining. These versatile areas can be tailored to suit your lifestyle.

The house boasts five spacious bedrooms, over the two upper most floors, with a master floor/suite at the top.... you might have to fight off your oldest child as it makes the perfect teenagers retreat. Each room is designed to be light and airy, creating a welcoming atmosphere throughout. As mentioned the top floor comes with its own HUGE bathroom with further family bathroom on the middle level and of course a W/C on the ground floor.

The property offers off street parking for several vehicles and also a detached double garage, a rare find that adds to the convenience of this home. The rear garden is stunning! Providing opportunities for gardening, outdoor activities, or simply enjoying the fresh air and privacy! (perfect spot for a hammock)

This delightful property is not just a house; with its generous living spaces, prime location, and beautiful aspect, it's an excellent opportunity for anyone looking to settle in a peaceful yet vibrant community. Do not miss the chance to make this wonderful house "your new home"!



- The only detached property in the street
- Large lounge, overlooking garden
- Master floor/suite on top floor
- Private garden to rear, overlooking open church owned fields
- Located centrally in Wolsingham, with access to all local amenities
- Stunning 3 storey, 5 bedroom home
- Formal dining room + modern kitchen/diner
- Large bathroom on top floor, family bathroom middle level, W/C ground floor
- Off street parking + LARGE double garage

GENERAL INFORMATION:

Tenure: Freehold

Services: gas central heating, mains electric, water and drainage.

Double glazing

Local Authority: Durham County Council (Tax Banding F)

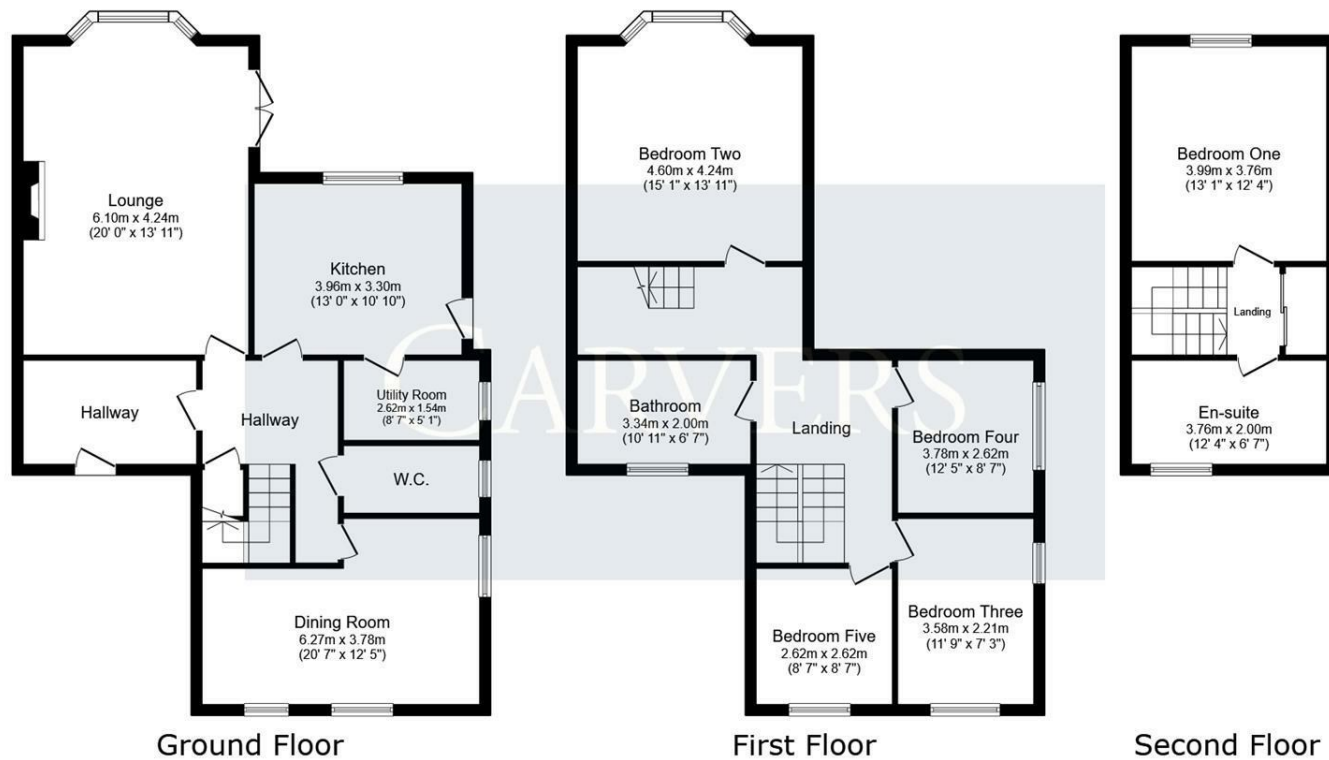
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Property Size

Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude e.g. a conservatory and/or garage)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	80	85
	EU Directive 2002/91/EC	

Property size taken from EPC
2152.00 sq ft

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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