

GEORGE F. WHITE



14 LEA GREEN

WOLSINGHAM ▪ BISHOP AUCKLAND ▪ WOLSINGHAM ▪ DL13 3DU

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Bishop Auckland 10 miles ▪ Durham 14 miles ▪ Newcastle 23 miles

A spacious detached bungalow ▪ Three double bedrooms ▪ Flexible living accommodation ▪ Gas central heating system ▪ Ample off road parking, along with integral single garage ▪ Good sized rear courtyard ▪ Ideal commuter location ▪ Close to local amenities ▪ Sought after position ▪ No onward chain

Guide Price £195,000

Wolsingham 01388 529579

wolsingham@georgefwhite.co.uk





The Area

Wolsingham is often referred to as “The Gateway to Weardale” and is a traditional dales village on the edge of the North Pennines area of outstanding natural beauty. The village is well serviced by primary and secondary schools, sports centre, swimming pool, doctor and dental surgeries, local grocery shops and newsagent. There are also several public houses, cafes and an Italian restaurant. There is a regular bus service both up and down Weardale which provides connections at Durham, Bishop Auckland and Crook to the region’s larger business centres. The larger towns of Darlington, Durham, Newcastle, Hexham and Barnard Castle are all within 1 hour travelling by car meaning it is ideally situated for the commuter. There are mainline national rail links at Darlington, Durham and Newcastle. International airports can also be found at Durham Tees Valley and Newcastle which provide both domestic and international flights.

The Property

14 Lea Green is a generously proportioned three bedroom bungalow situated in a pleasant cul-de-sac location set within walking distance to the centre of Wolsingham village. Benefiting from spacious rooms and an enclosed rear courtyard, this superb property also offers ample off road parking, along with an integral single garage and access to a vast range of countryside walks, making it ideal for a variety of purchasers.

The main entrance is to the front of the property and leads into a small reception vestibule which provides access to a cloakroom, incorporating a low level WC, a wall hung porcelain wash hand basin and an opaque UPVC double glazed window to the front.

Leading from the reception vestibule lies the living room which is a light and airy space courtesy of the hardwood double glazed window facing the front elevation. Featuring an electric flame fire with marble inset and wood mantel over, there is also ample electric points throughout the room.

Accessed from the living room and through sliding doors is the dining room which is a good size and benefits from entry into a double glazed UPVC constructed conservatory which is a flexible space



enjoying a pleasant outlook of the properties rear enclosed courtyard.

Leading back to the dining room and located to the right hand side lies the kitchen which is fitted with a range of base and wall mounted storage units which are topped with contrasting worktops and incorporate a one and a half bowl stainless steel sink with mixer tap and drainer unit. Integral appliances include an electric oven with four ring hob, a washing machine and under counter fridge. Tiled to splashback level, the floor is also laid with tiles, whilst there is also a UPVC door which leads to the side, along with a door to the integral garage. There is also a hardwood double glazed window overlooking the rear courtyard.

From the living room is the hallway which provides access to the loft. Located to the rear of the property is the master bedroom which is a double benefiting from built in wardrobes and a hardwood double glazed window which allows the room to be flooded with natural light throughout.

The second bedroom is also a double and is located to the rear elevation featuring a hardwood double glazed window and an electric flame fire with marble inset and wood mantel over. This room is a flexible space which could be utilised as a study or nursery. The third bedroom is also a double which is located to the front and is well lit courtesy of the hardwood double glazed window.

The shower room completes the accommodation, and is fitted with a suite comprising of a low level WC, wash hand basin set upon a vanity unit and shower cubicle with mains fed shower, along with hand rails and attached disability chair. There is also a opaque hardwood double glazed window to the rear.

Externally

To the front of the property is a low maintenance open plan garden which is laid with paving stones and slate chippings, there is also a area of hard standing for ample off road parking, along with a single integral garage with electric door. To the rear is a low maintenance courtyard which is generous in size and benefits from being wall and fence enclosed, making it an ideal space for entertaining into the

evening. There is also side access which leads back to the front of the property.

Measurements

Living Room - 5.61m x 4.08m (18' 5" x 13' 5")
Dining Room - 3.83m x 3.01m (12' 7" x 9' 11")
Kitchen - 3.77m x 2.72m (12' 4" x 8' 11")
Conservatory - 3.59m x 3.02m (11' 9" x 9' 11")
Master Bedroom - 3.86m x 2.68m (12' 8" x 8' 10")
Bedroom Two - 3.34m x 2.85m (10' 11" x 9' 4")
Bedroom Three - 3.33m x 2.85m (10' 11" x 9' 4")
Shower Room - 2.08m x 2.39m (6' 10" x 7' 10")

Energy Performance Certificate

This property is currently rated "D"

Directions

From the centre of Wolsingham travel west on the A689 towards Stanhope. Before leaving the village, turn right, sign posted for the Comprehensive School, and travel for a further 200 yards before turning right in to Lea Green, follow the road for approximately 200 yards and the property is located on the left hand side identified by a George F White for sale board.

Important Notice

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. All dimensions/ boundaries are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and you may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website. These particulars do not constitute a contract or part of a contract.





8 Front Street, Wolsingham
County Durham DL13 3AA

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