



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

Park Road, Witton Park

59-61 Park Road, Witton Park, DL14 0EN

Price £270,000

This expansive four-bedroom family home is perfectly positioned in the semi-rural village of Witton Park. This unique and rare property stands proud on a substantial plot, featuring large patio and walled gardens expanding into approximately 0.75 acres of additional grazing land and gardens. While not currently holding planning permission, the land offers potential for development, inviting possibilities for expansion or bespoke landscaping projects.

The entrance hall leads to a series of inviting spaces, including a bright and spacious living room that extends into a conservatory, offering views of the gardens and patio, a separate large family dining room, a cosy snug, and a well-equipped modern kitchen with spacious utility room, cloakroom with WC and secure garage/ workshop on the ground floor.

The first-floor hosts a master king-size bedroom with an ensuite and private dressing room, alongside two additional king-size bedrooms, large double bedroom and a generous sized family bathroom, all offering a blend of comfort, style and space.

The property's outdoor offering is equally impressive, with large, private walled gardens and patio areas perfect for family leisure and entertainment. The additional land and gardens to the rear presents a significant opportunity for those looking to explore its development potential, adding a layer of appeal to this family home.

While enjoying the peaceful charm of Witton Park, this property remains conveniently close to Bishop Auckland, ensuring easy access to schools, shops, and entertainment options, including the Tindale Retail Park and upcoming cinema complex. Transport links via the A68 provide easy commutes to larger cities, blending rural charm with urban convenience.

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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		72	83
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**Living Room**

15'5" x 14'9"

Bright and spacious living room located to the rear of the property with ample space for furniture, gas fire with feature surround and sliding doors leading into the conservatory.

**Conservatory**

13'1" x 9'6"

A great addition to the property the conservatory provides a further seating area overlooking the garden, with French doors leading out onto the patio area.

**Dining Room**

15'8" x 14'5"

The dining room is another generous reception room with ample space for a dining table and chairs, further furniture, feature fire surround and window to the front elevation.

**Snug**

11'5" x 11'1"

Again another good size reception room currently utilised as a further living area with window to the front elevation.

**Kitchen**

16'4" x 15'1"

The kitchen is fitted with a range of modern

wall, base and drawer units, complementing work surfaces, tiled splash backs and sink/drain unit. Space is available for a range cooker, further appliances and a kitchen table and chairs. Two windows to the rear elevation.

**Utility Room**

9'2" x 7'2"

The utility room provides further storage space along with room for further free standing appliances.

**Cloakroom**

Fitted with a WC and wash hand basin.

**Master Bedroom**

16'0" x 11'5"

The master bedroom provides space for a king sized bed, built in wardrobes and access into the dressing room and ensuite. Window to the front elevation.

**Ensuite**

8'2" x 6'6"

The ensuite is fitted with a panelled bath, WC and wash hand basin.

**Bedroom Two**

15'8" x 14'9"

The second bedroom is another large double bedroom with window to the front elevation.

**Bedroom Three**

15'5" x 15'5"

The third bedroom is a double bedroom with window to the rear elevation.

**Bedroom Four**

16'4" x 11'5"

The fourth bedroom is a double bedroom with window to the rear elevation.

**Bathroom**

16'0" x 8'2"

The family bathroom is fitted with a panelled bath, overhead shower, WC and wash hand basin.

**External**

Externally the property has a garage to the front, as well as on street parking available. Whilst to the rear there is an large enclosed garden mainly laid to lawn with patio area ideal for outdoor furniture., To the rear there is a further approx. 0.75 acres of grazing land.













