

# 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.

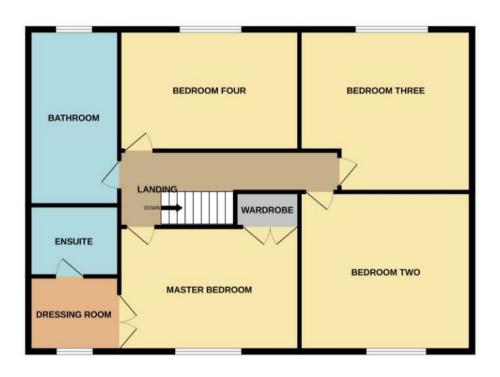
The property's outdoor offering is equally impressive, with large, private walled gardens and patio areas perfect for family leisure and entertainment. The additional land and gardens to the rear presents a significant opportunity for those looking to explore its development potential, adding a layer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

Hunters Bishop Auckland 147-149 Newgate Street, Bishop Auckland, DL14 7EN | 01388 311582 bishopauckland@hunters.com | www.hunters.com

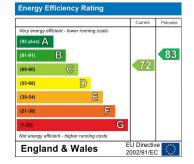
GROUND FLOOR 1ST FLOOR





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.

Made with Metropix ♥2024



### **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/drainer 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.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.









































