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Beddow Court Witton Park, Bishop Auckland, DL14 0ED

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Offers Over £280,000

Beautifully presented four bedroomed detached family home, located in a quiet cul de sac, Beddow Court in Witton Park. This immaculate property is set within a generous plot including a large driveway, garage, front garden and larger well maintained rear garden. The village has a local primary school and is also only approximately 3.5 miles from Bishop Auckland which allows access to a wider variety of amenities such as supermarkets, secondary schools, retail stores and healthcare and recreational facilities. Great transport links are available for commuters via the train and bus station providing access to local neighbouring towns and cities such as Crook, Durham and Newcastle. The A68 is close by ideal for commuters.

In brief this property comprises; an entrance hallway, living room, dining room, kitchen, garden room, study and cloakroom to the ground floor, whilst the first floor accommodates the master bedroom with en suite, three further bedrooms and the family bathroom. Externally this property has a driveway and single garage, there is also an open lawn to the front whilst to the rear is the larger garden, mainly laid to lawn with perimeter fencing and established shrubs.

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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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
81			81		
75			75		

Living Room

11'9" x 13'1"

Beautifully presented living room situated to the front of the property, benefiting from an inset gas fire and large bay window to the front providing plenty of natural light.

Kitchen

9'8" x 10'5"

Contemporary fitted kitchen which contains a range of high gloss cream; wall, drawer and base units, complimenting work surfaces, splash backs and sink/drainage unit. Benefiting from a integrated electric oven, microwave, hob and overhead extractor hood. Window to the rear overlooking the garden.

Dining Room

9'0" x 11'9"

The second reception room is a great size, space for a dining table and chairs along with further furniture. French doors open into the garden room.

Garden Room

9'7" x 12'5"

A great addition to the property, the garden room has windows overlooking the garden and doors opening out onto the patio area ideal for the summer months.

Study

6'5" x 8'11"

The study is located on the ground floor, it would also make an ideal play room or games room. Bay window to the front elevation.

Cloakroom

Cloakroom fitted with a low level WC and wash hand basin.

Master Bedroom

11'8" x 13'5"

The master bedroom is bright and spacious, benefiting from built in wardrobes, large window and its own en suite shower room.

Ensuite

The ensuite has been recently refitted with a modern double walk in shower cubicle, WC and wash hand basin.

Bedroom Two

9'3" x 13'1"

The second bedroom is a large double room, neutrally decorated with window to the front elevation.

Bedroom Three

8'11" x 10'7"

The third bedroom is again a large double room, built in wardrobes and window to the rear overlooking the garden.

Bedroom Four

8'9" x 14'0"

The fourth bedroom is a double room, with built in storage cupboards and window to the rear elevation.

Bathroom

The family bathroom has been recently refitted containing, a panelled bath, double walk in shower, wash hand basin and WC.

External

To the rear of the property there is an immaculately maintained garden, which is mainly laid to lawn with well maintained borders shrubbery and fenced perimeter. Whilst to the front of the property there is a further lawned garden as well as driveway and single garage allowing secure off street parking.

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.









