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Royal Court Witton Park, Bishop Auckland, DL14 0ET

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Price £350,000

Beautifully presented, expansive five-bedroom family home is perfectly positioned in the semi-rural village of Witton Park. This unique property is rare to the market, boasting five bedrooms, large modern open plan kitchen/diner and low maintenance gardens. The property 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.

In brief the property comprises; a large entrance hall leading through into the living room, open plan kitchen/diner. study, utility room, cloakroom and internal access into the garage. The first floor contains the impressive master bedroom with ensuite, three additional bedrooms and the family bathroom. Stairs ascend to the second floor providing access into the fifth bedroom and storage into the eaves. Externally the property has an brick boarder to the front with gated access to the block paved driveway and garage. To the rear of the property there is a low maintenance block paved, walled garden ideal for outdoor furniture.

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GROUND FLOOR



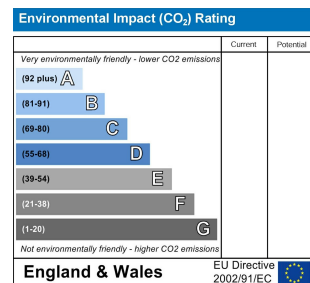
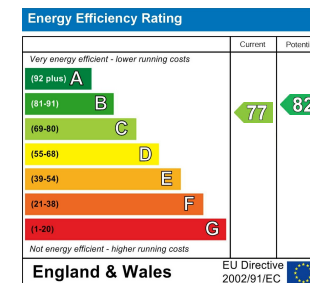
1ST FLOOR



2ND 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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Living Room

15'10" x 15'10"

Bright and spacious living room located to the front of the property, with neutral decor, log burning stove and large bay window to the front elevation.

Kitchen/Diner

30'8" x 10'7"

To the rear of the property the impressive kitchen/diner is fitted with a range of modern, wall, base and drawer units, complementing quartz work surfaces, splash backs and sink/drain unit with Quooker tap. Benefiting from an integrated oven, a new induction hob with integrated extractor fan and dishwasher. Along with space for an American style fridge/freezer. Space is available for a table and chairs and French doors lead out to the rear patio.

Utility Room

9'4" x 8'8"

The utility room provides an additional range of wall and base units providing further storage along with space for a washing machine and dryer.

Cloakroom

4'11" x 4'5"

The cloakroom is fitted with a WC and wash hand basin.

Master Bedroom

15'10" x 13'1"

The master bedroom is an impressive size, with space for a super king sized bed, further furniture and large window to the front elevation.

Ensuite

6'10" x 5'1"

The ensuite contains a corner shower cubicle, WC and wash hand basin.

Bedroom Two

10'8" x 10'4"

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

Bedroom Three

9'10" x 8'10"

The third bedroom is a spacious bedroom with window to the front elevation.

Bedroom Four

11'5" x 7'4"

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

Bathroom

8'3" x 7'4"

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

Bedroom Five


19'8" x 15'5"

The fifth bedroom is located on the second floor, it is a generous double bedroom with two skylights providing lots of natural light.

External

Externally the property has a brick boarder to the front with gated access to the block paved driveway and garage. To the rear of the property there is a low maintenance block paved, walled garden ideal for outdoor furniture.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	77	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.



