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California Witton Park, Bishop Auckland, DL14 0DR

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Price £350,000

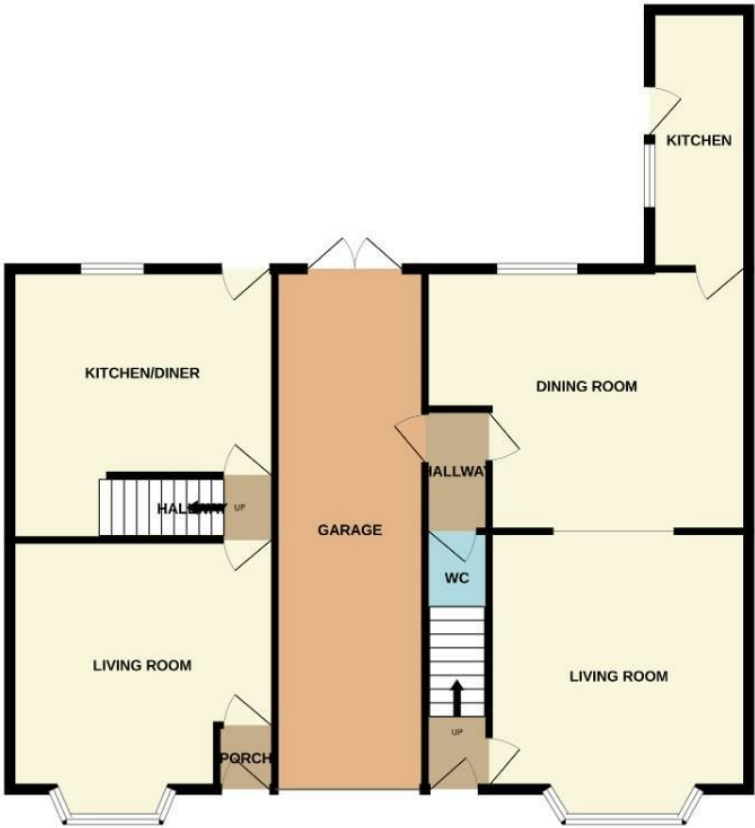
Immaculately presented five bedroomed family home, the property is currently utilised by the current vendors as a three bedroomed property for themselves alongside a two bedroomed holiday cottage. The property can be sold as a turnkey investment, it is an established, fully furnished and immediately available to let. Alternatively the property would be ideal for multi generational living with the second property used as an annexe for further family. This unique property is located in Witton Park. 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 the main family home comprises; a living room, separate dining room, kitchen and cloakroom to the ground floor. Whilst the first floor contains the master bedroom with ensuite, two further bedrooms and the family bathroom. The property has internal access into the garage which has a utility area to the rear and has electric roller opening to the front. The second property currently used as a holiday let contains the living room and kitchen/diner to the ground floor, whilst the first floor contains the two double bedrooms, dressing room and family bathroom.

Externally the property has meticulously maintained walled gardens to the rear, with a well maintained lawn, established floral borders, and several patio areas ideal for outdoor furniture. There is a barbeque, covered seating area and outhouse allowing for additional storage.

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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>		
(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 

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

**Living Room**

13'7" x 13'6"

Bright and spacious living room located to the front of the property, with neutral décor, gas fire with feature surround and large bay window providing lots of natural light.

**Dining Room**

16'9" x 13'8"

The second reception room is open plan leading on from the living area, with space for a dining table and chairs, further furniture and is fitted with an open fire with feature surround. Window to the rear elevation overlooking the garden.

**Kitchen**

13'6" x 4'11"

The kitchen is fitted with a range of cream wall, base and drawer units, complementing wood work surfaces, tiled splash backs and sink/drain unit. Benefiting from an integrated oven, hob and overhead extractor, undercounter fridge and dishwasher.

**Master Bedroom**

13'11" x 13'1"

The master bedroom provides space for a super king sized bed, further furniture and window to the rear elevation.

**Ensuite**

Fitted with a WC and wash hand basin.

**Bedroom Two**

14'1" x 10'9"

The second bedroom is another generous double bedroom with window to the rear elevation.

**Bedroom Three**

14'2" x 7'10"

The third bedroom is another good sized bedroom with built in wardrobes and window to the front elevation.

**Bathroom**

10'9" x 5'7"

The bathroom contains a panelled bath with overhead shower, WC and wash hand basin.

**Second Property****Living Room**

14'3" x 13'11"

The living is a great size with ample space for furniture, neutral décor, electric fire with feature surround and large bay window to the front elevation.

**Kitchen/Diner**

13'11" x 12'2"

The kitchen contains a range of wood base units complementing work surfaces, tiled splash backs and sink/drain unit. Benefiting from an integrated oven, hob, overhead extractor hood and dishwasher. Space is available for a table and chairs and door to the rear leads into the garden.

**Master Bedroom**

14'1" x 12'5"

The master bedroom is a double bedroom with window to the front elevation.

**Bedroom Two**

14'1" x 8'6"

The second bedroom is another spacious double bedroom.

**Dressing Room**

7'10" x 5'6"

Thre dressing room provides an additional storage area.

**Bathroom**

8'8" x 7'9"

The bathroom contains a panelled bath, WC and wash hand basin.

**External**

Externally the property has meticulously maintained walled gardens to the rear, with a well maintained lawn, established floral borders, and several patio areas ideal for outdoor furniture. There is a barbeque, covered seating area and outhouse allowing for additional storage.

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.















