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Witton Way High Etherley, Bishop Auckland, DL14 0LR

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Price £280,000

Situated on a generous corner plot in a highly sought-after semi-rural village, this superb four-bedroom detached family home offers spacious accommodation, extensive gardens and the added benefit of no onward chain.

The property features well-proportioned rooms throughout and is surrounded by mature, lawned gardens to all aspects, creating a private and peaceful setting. Externally, there is a block-paved driveway providing ample off-street parking, a single garage, and a variety of outdoor spaces ideal for relaxing or entertaining.

High Etherley is a popular village location offering excellent access to surrounding countryside and scenic walks, while also being within walking distance of a well-regarded primary school. Tindale Crescent Retail Park is approximately 2.9 miles away, with Bishop Auckland town centre around 4 miles away, both providing a wide range of shops, amenities and schools. The nearby A68 offers convenient commuting routes, complemented by good public transport links in the town.

Accommodation briefly comprises: entrance hall, open-plan living and dining room, kitchen, study and shower room to the ground floor. To the first floor are the master bedroom, three further bedrooms and a family bathroom.

Externally, the property benefits from substantial wrap-around gardens with walled boundaries, established trees, shrubs and flower beds, a wildlife pond, decking and patio areas ideal for outdoor furniture, along with an outbuilding and greenhouse. A driveway and single garage complete the offering.

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

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

## Living Room

14'11" x 12'3"

A bright and spacious living room positioned to the rear of the property, offering ample space for a range of furniture. The room features a modern electric fire with feature surround, contemporary décor and a large side-aspect window allowing plenty of natural light.

## Dining Room

12'3" x 10'2"

Open-plan from the living room, the dining room provides an excellent additional reception space with room for a dining table and chairs. A large side-aspect window enhances the light, with direct access leading out to the rear garden.

## Kitchen

12'9" x 10'2"

A contemporary kitchen fitted with a range of shaker-style wall, base and drawer units, complemented by coordinating work surfaces, splashbacks, sink with drainer, range-style cooker, American-style fridge/freezer along with space for additional appliances and access leads into the rear garden.

## Study

12'0" x 6'2"

Versatile ground-floor room ideal for use as a home office, children's playroom or snug. Dual-aspect windows to the front and side elevations provide excellent natural light.

## Shower Room

6'1" x 4'11"

The ground-floor shower room is fitted with a corner shower cubicle, wash hand basin, WC and heated towel rail.

## Master Bedroom

12'4" x 12'0"

A generously sized master bedroom with space for a

king-size bed, benefiting from fitted wardrobes, neutral décor and a large rear-aspect window.

## Bedroom Two

13'2" x 10'3"

Another well-proportioned double bedroom, finished in neutral décor with a window overlooking the rear elevation.

## Bedroom Three

12'7" x 9'2"

A spacious double bedroom featuring neutral décor and a large window offering views across the surrounding countryside.

## Bedroom Four

10'6" x 7'11"

A large single bedroom with ample space for furniture and a front-aspect window.

## Bathroom

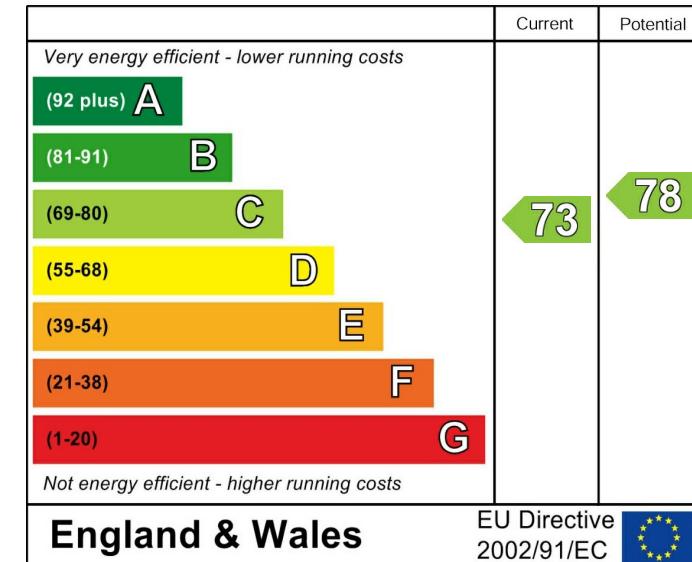
7'1" x 6'6"

The family bathroom is fitted with a roll-top freestanding bath, wash hand basin, WC and heated towel rails, with a frosted side-aspect window.

## External

Externally, the property is surrounded by substantial lawned gardens with walled boundaries, a wildlife pond, and well-established trees, shrubs and flower beds. Decking and patio areas provide ideal spaces for outdoor furniture, alongside an outbuilding and greenhouse. A single garage and driveway offer ample off-street parking.

## Energy Efficiency Rating



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.



