



VENTURE  
PLATINUM

Station Court | Witton Park  
Offers Over £350,000



Impressive & Modern Detached Family Residence located on a semi rural exclusive development.

This stylish FIVE BEDROOM modern family home is perfectly situated having views over Paradise park to the rear with an array of countryside walks just on the doorstep.

This beautiful detached property offers the very best in modern living and occupies a cul-de-sac location.

This truly is a must view property to appreciate the lifestyle this family home offers.

Set over three floors accommodation comprises of: Hallway, Lounge, Dining Room, Family Kitchen, Utility room and ground floor WC. To the first floor is a family bathroom, three bedrooms, the primary bedroom having an dressing area and en suite bathroom, whilst a second floor houses two further good sized bedrooms and a study. Externally to the front is a good sized block paved driveway allowing for off road parking leading to a double garage. Whilst to the rear is a lovely enclosed garden with immediate patio area from the kitchen and steps leading to a raised garden mainly laid to lawn with a good stock of plants and mature shrubs.

## Ground Floor

### Entrance Hallway

With composite front door, central heating radiator and laminate wood flooring. Inner hall with feature staircase, laminate wood floors and central heating radiator.

### Lounge 5.775 x 3.933 (18'11" x 12'10")

With wood flooring, feature fireplace housing electric fire, central heating radiator and uPVC double glazed bay window to front.

### Snug/Dining Room 2.774 x 3.330 (9'1" x 10'11")

Having central heating radiator and uPVC double glazed window to rear.

### Breakfast Kitchen 4.933 x 2.808 plus 3.043 x 2.116 (16'2" x 9'2" plus 9'11" x 6'11")

Fitted with a good range of wall and base units, integrated electric oven and electric hob with extraction chimney over, integrated dishwasher, space for fridge freezer, and dining table, tiled flooring, spotlights to ceiling, central heating radiator and uPVC French patio doors to rear.

### Utility Room 2.071 x 2.396 (6'9" x 7'10")

Fitted with wall and base units with contrasting work surfaces over, stainless steel sink unit with mixer tap, plumbing for washing machine and tumble dryer, tiled flooring and central heating radiator.

### Cloaks WC

Fitted with a white wc, wash hand basin and chrome handle towel rail.

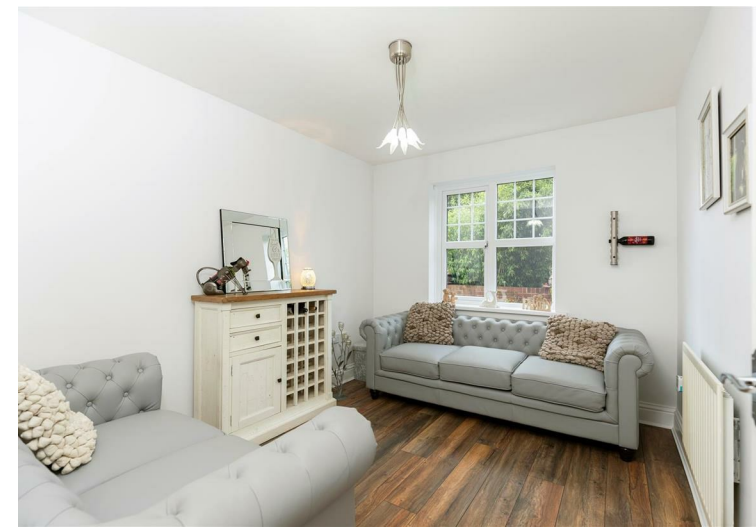
## First Floor

### Landing

Having uPVC double glazed window and central heating radiator.

### Master Suite 4.142 x 5.944 max (13'7" x 19'6" max)

With double fitted wardrobes, central heating radiator and uPVC double glazed window to front, there is also a dressing area with velux window and double fitted wardrobes.





#### En Suite Bathroom

Fitted with a panelled bath, corner shower unit with mains shower over, wc, wash hand basin and chrome heated towel rail.

#### Bedroom Two 4.784 x 3.878 (15'8" x 12'8")

Having double fitted wardrobes, central heating radiator and uPVC double glazed window to rear.





**Bedroom Three 3.377 x 4.635 (11'0" x 15'2")**

Double Fitted wardrobes, central heating radiator and uPVC double glazed window to front.

**Bathroom**

Fitted with a corner bath, corner shower unit with mains shower over, tiled flooring central heating radiator and chrome heated towel rail.

**Second Floor**

**Landing**

**Bedroom Four 3.538 x 4.471 (11'7" x 14'8")**

With velux window and central heating radiator.



### En Suite

Fitted with a corner shower unit with mains shower over, wc, wash hand basin, heated towel rail and velux window.

### Bedroom Five 4.472 x 2.252 (14'8" x 7'4")

With velux window and central heating radiator.

### Storage Room/Home Office 1.241 x 3.307 (4'0" x 10'10")

With small uPVC double glazed window and central heating radiator.

### Double Garage

Spacious double garage access via the internal door or up and over door.

### Exterior

Externally to the front is a good sized block paved driveway allowing for off road parking leading to a double garage. Whilst to the rear is a enclosed lovely garden with immediate patio area from the kitchen and steps leading to a raised garden mainly laid to lawn with a good stock of plants and mature shrubs.

### Energy Performance Certificate

to View the Energy Performance Certificate for this property, please use the following link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0737-8823-9200-0803-8222>

EPC Grade C

### Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast broadband is available (Highest available download speed 1000 Mbps, Highest available upload speed 220 Mbps)

Mobile Signal/coverage: Limited, we would recommend you speak with your provider regarding the service cover

Council Tax: Durham County Council, Band: E Annual price: £2,836.21 (Maximum 2024)

Energy Performance Certificate Grade C

Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.

Flood Risk: high risk of surface water flooding, very low risk of flooding from rivers and the sea

### Disclaimer

The preceding details have been sourced from the seller, OntheMarket.com and other third parties. Verification and clarification of this information, along with any further details concerning Material Information parts A, B and C, should be sought from a legal representative or appropriate authorities. Venture Properties (Crook) Limited cannot accept liability for any information provided.





# 3 Station Court | Witton Park

## 3 Station Court, Witton Park



SECOND FLOOR



GROUND FLOOR

FIRST FLOOR

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.