



VENTURE
PLATINUM

The Paddock | Witton Le Wear
Offers Over £350,000



Nestled in the charming village of Witton Le Wear, Bishop Auckland, this lovely four bedroom detached family home is a rare gem waiting to be discovered. Boasting two reception rooms, two bathrooms, and a spacious kitchen diner with a utility area, this property offers ample space for comfortable living.

As you step inside, you'll be greeted by a warm and inviting atmosphere, perfect for creating lasting memories with your loved ones. The south facing enclosed garden provides a peaceful retreat, ideal for relaxing or entertaining guests. With parking for up to four vehicles and a single garage, convenience is at your doorstep.

Situated in a tranquil cul-de-sac, this home offers a peaceful and safe environment for families. The property is heated by LPG Gas and features double glazing, ensuring warmth and energy efficiency throughout the year.

Don't miss out on this fantastic opportunity to own a beautiful family home in a sought-after location. Book a viewing today and experience the charm and comfort this property has to offer.

Ground Floor

Entrance Hallway

Stairs rise to the first floor, kamdean flooring, central heating window and cloaks hanging space.

Cloaks/WC

Fitted with WC, wash hand basin, central heating radiator and extraction fan.

Kitchen/Dining Room 6.505 x 3.545 (21'4" x 11'7")

Again having a dual aspect with wooden windows to both sides.

The kitchen area is fitted with wooden base and wall units, granite work surface and dropped sink. Integrated dishwasher and space for a hot point range style cooker with five burner hob and extraction fan over.

There is ample space for free standing appliances and dining table. Central heating radiator and the kamdean flooring continues.

Utility Room

Having under counter space and plumbing for washing machine and tumble dryer.

The LPG gas boiler can also be found in this room. There is wooden obscured double glazed sash style window, central heating radiator and access to a useful linen storage cupboard which houses part of the heating system.

Lounge 3.540 x 6.024 (11'7" x 19'9")

Having a lovely dual aspect this room is flooded with natural light via double opening doors to the rear garden and window to the front. A beautiful focal point to the room is a inglenook with tiled hearth stone back and wooden surround with lighting ideal for a free standing stove.

Two central heating radiators and ample space for living furniture.

Sun Room

An exceptional addition to this already perfect family home is the sun room having UPVC windows to two sides and patio doors leading to the enclosed rear garden with velux roof light. Electric wall heater and wooden effect laminate flooring

First Floor

Landing

Stairs rise from the first floor and provide access to the first floor accommodation, wooden double glazed sash style window and access to the loft.

Bedroom One 3.565 x 3.841 (11'8" x 12'7")

Located to the front elevation of the property having two wooden double glazed sash style windows and central heating radiator.

Bedroom Two 3.522 x 2.512 (11'6" x 8'2")

Located to the rear elevation of the property having wooden double glazed sash style window and central heating radiator.





Bedroom Three 3.717 x 2.280 (12'2" x 7'5")

Located to the front elevation of the property having wooden double glazed sash style window and electric wall heater.

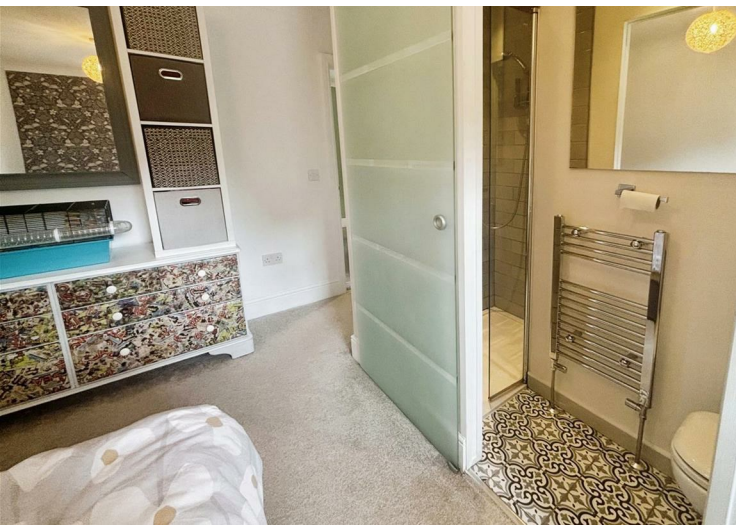
En Suite/WC

Having shower cubicle, WC, chrome heated towel rail, tiled floor, extraction fan and ceiling spot lights.

Bedroom Four 2.573 x 2.206 (8'5" x 7'2")

Located to the rear elevation of the property having wooden double glazed sash style window and central heating radiator.





Bathroom/WC

Fitted with a three piece suite comprising bath with hand held shower attachment over, WC and wash hand basin set in to vanity storage cabinet. Ceiling spotlights, central heating radiator, partially tiled and obscured wooden double glazed sash style window

Exterior

To the front of the property is a block paved driveway allowing off road parking for up to four vehicles, a paved pathway to the front door and gated access to the enclosed rear garden. The south facing rear garden is mainly laid to lawn with patio seating bounded by fencing and hedgerows for additional privacy.

Garage

A single garage having up and over door with power and lighting. There is also passed planning to change this to a home office which can be found using planning reference number DM/19/02889/FPA.



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/5900-8205-0222-0326-3643>

EPC Grade C

Agent Notes

Please note this property has solar panels which are owned by the current vendors and is part of the smart energy guarantee (SEG) scheme.

Agents Note

There is a maintenance charge payable of £90 per year which is the insurance cover for the shared gas supply.

About The Village

Witton Le Wear is a hidden gem of a village with a primary school that has an excellent reputation. The village also boasts two excellent pubs, two churches and a thriving community centre. The village sits on the edge of the historic Witton Castle and close to Hamsterley Forest, an area of outstanding natural beauty.

It's also just off the A68 which allows a commute to West Auckland, Bishop Auckland, Darlington and A1. The village is also just a couple of miles from Howden le Wear which has a local store with post office, family butchers and petrol garage and there are further transport links to Bishop Auckland, Crook and Durham City.

Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Superfast Available Highest available download speed 80 Mbps Highest available upload speed 20 Mbps

Mobile Signal/coverage: Limited, we recommend you contact your service provider to confirm coverage

Council Tax: Durham County Council, Band: E Annual price: £ 2,869.01 (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: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea

Conservation Area: Witton le Wear – Designated 1972

Disclaimer

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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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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.

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