



VENTURE
PLATINUM

West View | Newfield, Bishop Auckland
£290,000



Welcome to West View, Newfield, Bishop Auckland - a charming location for this lovely four-bedroom detached property. This impressive house boasts not only a delightful design but also stunning countryside views that will surely take your breath away.

Upon entering, you are greeted by two spacious reception rooms, perfect for entertaining guests or simply relaxing with your family. With four bedrooms, there is ample space for everyone to have their own sanctuary within this ideal family home.

The property features two bathrooms, ensuring convenience and comfort for all residents. Whether you're getting ready for the day or unwinding after a long day, these bathrooms provide the perfect retreat.

Imagine waking up to the picturesque countryside views from your bedroom window, or enjoying a cup of tea in the garden while taking in the serene surroundings. This property offers a peaceful escape from the hustle and bustle of everyday life.

Don't miss the opportunity to make this charming detached house your new home. With its spacious layout, two reception rooms, four bedrooms, and two bathrooms, this property is ready to welcome you with open arms.

Ground Floor

Entrance

Accessed via a composite entrance door leading into a spacious and welcoming hallway, stairs rise to the first floor, UPVC window, floor to ceiling radiator and access to a useful under stair storage area.

Dining Room 3.868 x 4.485 (12'8" x 14'8")

A lovely focal point to the room is the gas stove set in inglenook, UPVC window and shutters and floor to ceiling radiator. Ample space for a family dining table.

Kitchen 2.889 x 3.444 (9'5" x 11'3")

Fitted with a range of base and wall units with granite work surfaces over, integrated slimline dishwasher, electric oven and five burner as hob, washing machine and sink. UPVC window with shutters, ceiling spot lights and floor to ceiling radiator.

Bathroom/WC

Having WC, wash hand basin set on a vanity storage cabinet, bidet and bath. Fully tiled, central heating radiator and obscured UVC window.

Lounge 4.515 x 4.539 (14'9" x 14'10")

Located to the rear elevation of the property having breath taking countryside views which can be enjoyed all day long via UPVC patio doors. Gas fire, UPVC window and central heating radiator.

Rear Entrance

Having composite door leading to the side of the property with cloaks hanging facilities.

First Floor





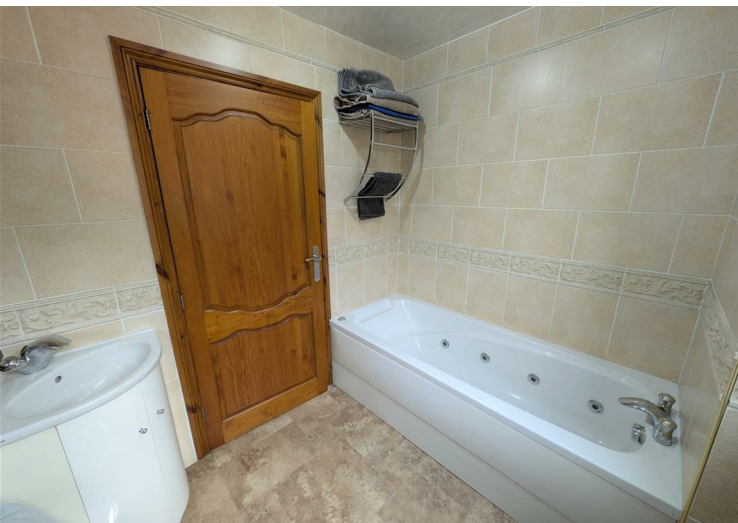
Landing

Stairs rise from the entrance hall and provide access to the first floor accommodation.

Bedroom One 4.536 x 4.215 (14'10" x 13'9")

Located to the rear elevation of the property again having breath taking countryside views, fitted six door wardrobes and floor to ceiling radiator.





Bedroom Two 3.337 x 4.545 (10'11" x 14'10")

Located to the front elevation of the property having UPVCX window and central heating radiator.

Bedroom Three 3.006 x 3.495 (9'10" x 11'5")

Having UPVC window and central heating radiator.

Bedroom Four 2.371 x 3.105 (7'9" x 10'2")

Having UPVC window an central heating radiator.

Shower Room/WC

Fitted with a three piece suite comprising shower cubicle, WC, wash hand basin, ceiling spot lights, alcove shelving and chrome heated towel rail.



Exterior

To the front of the property there is an area of lawn laid with artificial grass for easy low maintenance and to the side off road parking for two vehicles, The rear garden again laid with artificial grass, raised railway sleeper beds and excellent countryside views.

Energy Performance Certificate

To view the full energy performance certificate for this property please use the link below:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0340-2311-0330-2804-8961>

EPC Grade C

Additional Property Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Superfast broadband available Highest available download speed 51 Mbps Highest available upload speed 8 Mbps

Mobile Signal/coverage: Limited, We would recommend you speak with your provider regarding signal coverage

Council Tax: Durham County Council, Band: C. Annual price: £2,062.71 (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 from surface water, Very low from Rivers and the sea

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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