



## Dixon Way

Coundon, Bishop Auckland DL14 8NH

Offers Over £200,000







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# Dixon Way

Coundon, Bishop Auckland DL14 8NH



- Four Bedroom Detached Residence
- EPC Grade C
- Garage Divided for Storage

- Master Bathroom With Ensuite
- Lovely Enclosed Rear Garden
- Extensively Fitted Kitchen Diner & Utility

- Driveway Providing Parking
- Ground Floor Cloakroom/WC
- Ideal Family Home

Dixon Way, Coundon, Bishop Auckland, is a lovely detached house and a true gem waiting to be discovered. Boasting four bedrooms, this family home offers ample space for comfortable living.

As you step inside, you are greeted by a spacious lounge, perfect for relaxing with loved ones. The kitchen/diner is ideal for hosting gatherings and creating culinary delights, while the utility room adds a touch of convenience to your daily routine.

With two bathrooms, including an en suite in the master bedroom, busy mornings will become a breeze. The ground floor WC is an added bonus for guests.

Outside, a good-sized rear garden awaits, offering a tranquil space for outdoor activities and al fresco dining. Parking will never be an issue with a double driveway providing space for up to three vehicles. The Garage has been divided by a party wall and is used as a stoarge area and the second half a stoarge area for the house.

This property on Dixon Way truly combines comfort, convenience, and style, making it a perfect place to call home for any family. Don't miss the opportunity to make this delightful abode your own.

## Ground Floor

### Entrance Hallway

Front entrance door, tiled flooring, central heating radiator and stairs to first floor.

### Lounge

16'8" x 11'1" (5.084 x 3.391)

Having UPVC double glazed window to the front and double doors to the kitchen.

### Kitchen / Dining Room

18'5" x 10'4" (5.624 x 3.155)

Fitted with wall and base units with contrasting work surfaces over, stainless steel sink unit with mixer tap, plumbing for dishwasher, integrated electric oven and hob, breakfast bar, space for fridge freezer, ample space for dining table and patio doors to the rear.

### Utility

7' x 5'04" (2.13m x 1.63m)

Work surface with plumbing for washing machine and space for tumble dryer, gas boiler, tiled flooring and rear entrance door.

## Storage Room

Part boarded from garage and has a car charging point.

## WC

Wash hand basin, WC, central heating radiator and tiled flooring.

## First Floor

### Landing

Loft hatch boarded and has power and drop ladder.

### Bathroom/WC

Fitted with a panelled bath, mains shower and screen over, WC, wash hand basin and central heating radiator.

### Bedroom One

12'2" x 12'10" (3.723 x 3.932)

Storage cupboard, central heating radiator and UPVC double glazed window to front.

### En Suite/WC

Corner shower mains, WC, wash hand basin and central heating radiator.

### Bedroom Two

11'11" x 9'2" (3.657 x 2.812)

Central heating radiator and UPVC double glazed window to front.

### Bedroom Three

10'1" x 8'11" (3.088 x 2.736)

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

### Bedroom Four

7'10" x 9'5" (2.389 x 2.874)

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

## Externally

To the front is a open plan garden, mainly laid to lawn with flower borders, as well as a driveway providing car parking, the garage has been part boarded in half to create tow storage areas. Whilst to the rear of the property is an enclosed garden mainly laid to lawn with planted borders with shrubbery and small trees. There is a decked area along with a paved area currently used as a dog pen.

## Energy Performance Certificate

To view the Energy Performance Certificate for the property, please use the following link:-

<https://find-energy-certificate.service.gov.uk/energy-certificate/4534-2725-7300-0918-7206>

EPC Grade C

## Other General Information

Other General Information

Tenure: Freehold

Gas and Electricity: Mains (Smart Meter)

Sewerage and water: Mains

Broadband: Ultrafast Broadband is available. Highest available download speed is 1000 Mbps and the highest available upload speed is 220 Mbps.

Mobile Signal/coverage: Limited with a number of different providers. We recommend you contact your service provider for further information.

Council Tax: Durham County Council, Band: D Annual price: £2,320.54 (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.

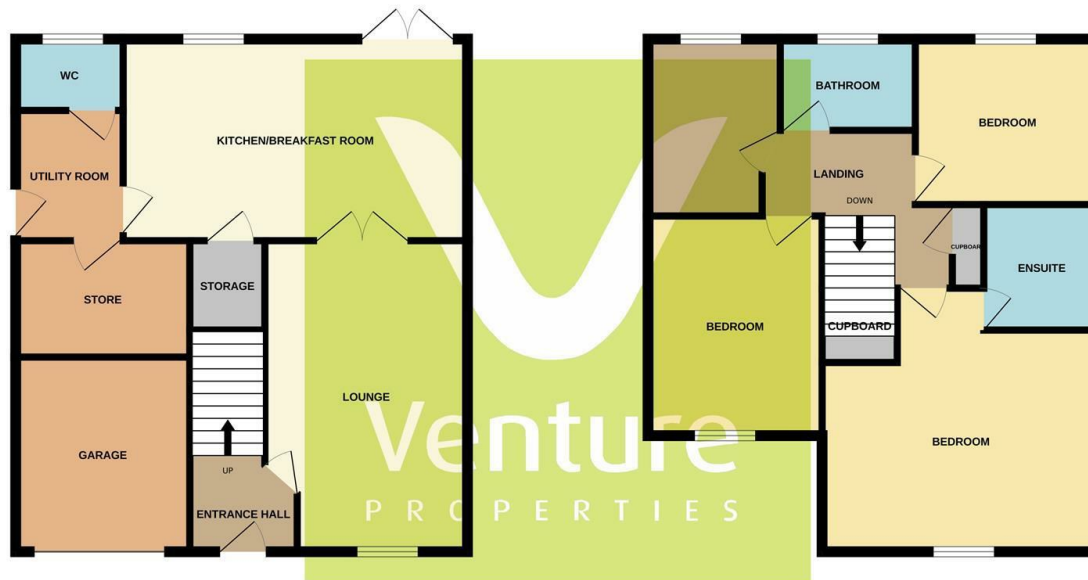
Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

## Disclaimer

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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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## Property Information

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