



VENTURE  
PLATINUM



The Copse |  
£575,000





Nestled in the charming village of Witton Le Wear, The Copse presents a rare opportunity to acquire a stunning detached house that is both spacious and in excellent condition. Spanning an impressive 1,765 square feet, this property boasts two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings.

The house features four well-proportioned bedrooms, providing ample space for a growing family or accommodating guests. With two modern bathrooms, morning routines will be a breeze, ensuring comfort and convenience for all residents.

One of the standout features of this property is the generous parking space, which can accommodate up to seven vehicles, making it ideal for families with multiple cars or for hosting gatherings.

The Copse is not just a house; it is a home that offers a blend of modern living in a picturesque setting. Its rarity on the market adds to its appeal, making it a must-see for those seeking a delightful residence in a tranquil location. Do not miss the chance to make this exceptional property your own.

## Ground Floor

### Entrance

Accessed via a UPVC entrance door into a spacious and welcoming open plan living area, stairs rise to the first floor with an opening at either hand into the kitchen and lounge. Floor to ceiling radiator and LVT flooring.

### Kitchen 3.647 x 4.357 (11'11" x 14'3")

An extensive fitted kitchen with floor to ceiling cupboards and base units with central island having bespoke deep pan drawers. Granite work surfaces and flooded with natural light from two UPVC windows. Integrated fridge, freezer, dishwasher, eye level microwave and oven, touch hob and dropped stainless steel sink with mixer tap. Ceiling spotlights, floor to ceiling radiator and the LVT flooring continues into this space.

### Lounge 5.951 x 5.364 (19'6" x 17'7")

Seamlessly flowing from the kitchen into the lounge for continuing the LVT flooring the impressive lounge space is an ideal space for comfort and relaxation. A pillow box multi fuel stove sits in the corner of the room with UPVC patio doors behind, feature wall, ceiling spot lights and competing into the conservatory. Two floor to ceiling radiators and a door leading into the inner hallway.

### Conservatory 2.941 x 3.351 (9'7" x 10'11")

Having UPVC windows to three sides, UPVC patio doors and floor to ceiling radiator. You can enjoy the outdoors from the comfort of your own home with lovely views over the rear garden.

### Inner hallway

Provides access to the remainder of the living accommodation, floor to ceiling radiator and access to a useful storage cupboard.

### Bedroom One 5.699 x 3.660 (18'8" x 12'0")

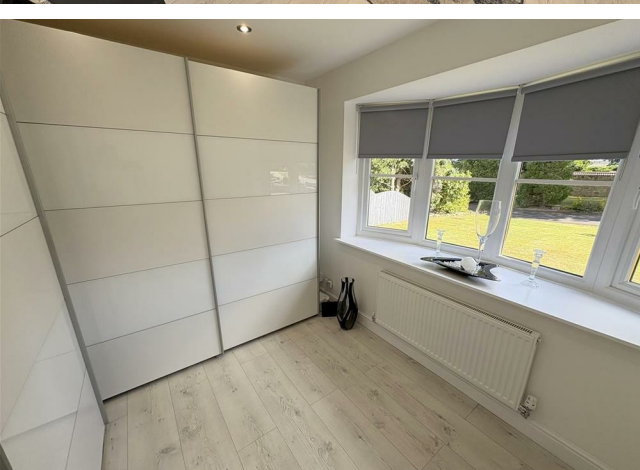
A beautiful room having UPVC bay window to the front, ceiling spot lights, feature wall panelling and central heating radiator.

### Dressing Room 3.030 x 3.637 (9'11" x 11'11")

Having UPVC bay window, central heating radiator and ceiling spot lights.







**Bedroom Two 3.379 x 3.707 (11'1" x 12'1")**

Located to the rear elevation of the property having UPVC windows, central heating radiator, double fitted wardrobe, ceiling spot lights and feature wall panelling to one wall.

**Bedroom Four 1.964 x 2.730 (6'5" x 8'11")**

Also located to the rear elevation of the property having UPVC window, central heating radiator, feature wall panelling and ceiling spot lights.







#### Shower Room/WC

Fitted with double walk in shower, double sink bowls set on a floating vanity, WC, partially tiled, under floor heating, ceiling spot lights, extraction fan and obscured UPVC window. This room also has the added benefit of under floor heating.

#### Utility

Fitted with a range of base and wall units with laminate work surfaces over, black sink unit, integrated washing machine, tumble dryer and electric oven and hob with extraction fan over. UPVC window and door to the side and floor to ceiling radiator. This useful room is ideal when you have guests and a summer evening gathering, additional food can be cooked in here keeping it separate from your main kitchen area.

#### First Floor





### Landing

Stairs rise to the first floor, Velux roof light and a cute reading corner with doors to the first floor accommodation.

### Bedroom Three 3.658 x 3.637 (12'0" x 11'11")

UPVC window and central heating radiator another spacious and bright room an ideal guest suite.

### Bathroom/WC

Recently refitted bathroom with three Velux roof lights, wall panelling to either side, free standing bath, WC and wash hand basin with floating vanity. Floor to ceiling radiator and a secret door leads through into a separate storage cupboard and beyond in to the loft. It is our understanding the loft is boarded for additional storage with power and lighting.

### Double Garage

Having two electric doors, power and lighting. The oil boiler can also be found here.

### Exterior

Wrap around gardens two three sides with driveway allowing off road parking for numerous vehicles. The rear garden is mainly laid to lawn bounded by hedgerows and mature shrubs, patio seating area and a raised composite decking with additional seating and under cover seating from your very own bar. The perfect space for entertaining friends and family or simply relaxing in your own tranquil space.

### Energy Performance Certificate

To view the full Energy Performance Certificate please use the following link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/8668-7326-5380-2819-9902>

EPC Grade E

### Other General Information

Tenure: Freehold

Gas: N/A Oil heating

Electricity: Mains

Sewerage and water: Mains

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

Mobile Signal/coverage: We would recommend speaking to your network provider

Council Tax: Durham County Council, Band: F. Annual price: £3,558.67 (Maximum 2025)

Energy Performance Certificate Grade E

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 flooding from the rivers and sea, low risk of surface water flooding

Conservation Area – Yes, Witton-Le-Wear Designated 1972









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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.