



Cleveland View

Coundon, Bishop Auckland DL14 8NE

£165,000





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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Cleveland View

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- Stunning Three Bedroom Detached Bungalow
- EPC Grade C
- Ample Car Parking For Four Vehicles

- Under Floor Heating Throughout
- UPVC Double Glazed
- Low Maintenance Garden

- Over Looking Fields To The Front
- Lovely Open Plan Kitchen, Living Room and Dining Room
- Well Appointed Bathroom/wc

Nestled in the charming area of Cleveland View, Coundon, Bishop Auckland, this stunning three-bedroom detached bungalow offers a perfect blend of modern living and serene surroundings. The property boasts high vaulted ceilings throughout, creating a sense of space and light that is both inviting and uplifting.

As you enter, you are greeted by an open plan kitchen, lounge, and dining area, ideal for both entertaining guests and enjoying family time. The contemporary design is complemented by underfloor heating, ensuring comfort during the cooler months. The layout flows seamlessly, making it easy to move from one space to another while enjoying the lovely open views to the front of the property.

With three well-proportioned bedrooms, this bungalow is perfect for families or those looking to downsize without compromising on space. The single bathroom is conveniently located, catering to the needs of the household.

This property is not just a home; it is a lifestyle choice, offering tranquillity and modern conveniences in a desirable location. Whether you are a first-time buyer or seeking a peaceful retreat, this bungalow is sure to impress. Do not miss the opportunity to make this delightful property your own.

Ground Floor

Entrance Hallway

Recently added canopy over the front door with security lighting. Front entrance door, kamdean flooring, UPVC double glazed window

Open Plan, Kitchen, Lounge and Dining Room

22'07" x 14'03" extending to 22'01" (6.88m x 4.34m extending to 6.73m)

A fantastic open plan space with high vaulted ceilings, the kitchen is extensively fitted with a range of Cream wall and base units with laminated working surfaces over, inset one and a half bowl sink unit, mixer taps over, UPVC double glazed windows to front, side and rear elevation. There a range of integral appliance including electric oven, microwave, dish washer, large electric hob in the central island units with seating area, kardean flooring, concealed gas boiler which heats the underfloor heating. There is ample space for a dining table as required. UPVC double glazed French door lead to the garden

Master Bedroom

14'05" x 10'01" (4.39m x 3.07m)

UPVC double glazed window, high vaulted ceiling, fitted wardrobes to one full wall and kamdean flooring

Bedroom Two

9'10" x 7'03" (3.00m x 2.21m)

Timber double glazed velux rood light, tv points, vaulted ceiling and spot lighting. Fitted storage cupboard

Bedroom Three

9'10" x 6'04" (3.00m x 1.93m)

Timber double glazed velux rood light, tv points, vaulted ceiling and spot lighting. Fitted storage cupboard

Family Bathroom/wc

Fitted to a very high standard including panelled bath, wc and wash hand basin in a White High Gloss vanity unit, separate shower cubicle with mains shower being tiled, timber double glazed velux roof light, chrome heated towel rail, kamdean flooring, wall mounted tv.

Exterior

To the rear of the property there is a gravelled driveway providing off street car parking for two vehicles. To the side of this there are double wrought iron gates to a further gravelled courtyard and pathway leading to the main entrance door. There are two useful brick built kennels and a brick built external utility room with base units, working surfaces, plumbing and space for washing machine. Whilst to the front over looking fields there is a low maintenance garden with astro turf, large paved patio area and lighting.

Energy Performance Certificate

To view the following Energy Performance Certificate, please click the following link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0390-3421-9240-2097-2655>

EPC Grade C

Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Highest available download speed 1800 Mbps Highest available upload speed 220 Mbps

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

Council Tax: Durham County Council, Band: D Annual price: £2,436.06 (Maximum 2024)

Energy Performance Certificate Grade C

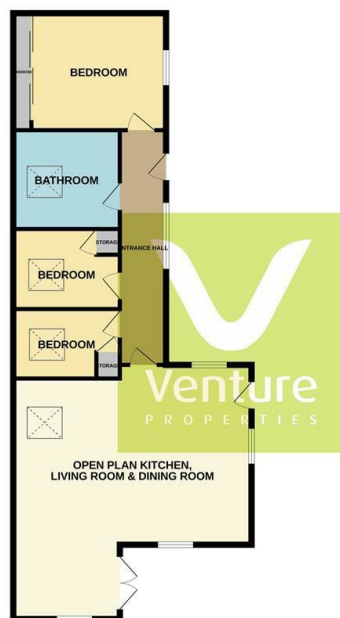
Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.

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

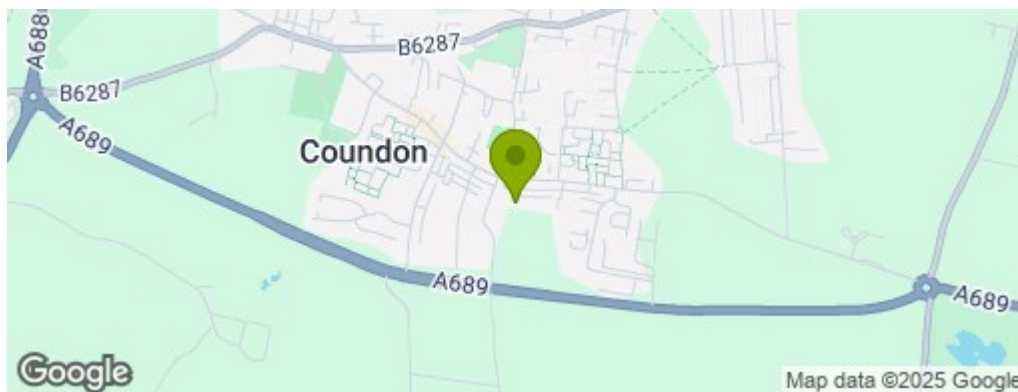
Disclaimer

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GROUND 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 misstatement. This plan is for illustrative purposes only and should be used as such for only prospective purchase. 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

01388 741174

5 South Street, Crook, DL15 8NE
crook@venturepropertiesuk.com