

HUNTERS®

HERE TO GET *you* THERE



Limestone Way

Coundon, Bishop Auckland, DL14 8JL

Offers Over £160,000



Well presented three bedroomed family home located on the new development on the outskirts of Coundon. Located just a short distance from local amenities within the village including local shops, cafes, traditional pubs and primary schools. There is an extensive public transport system allowing access to the neighbouring towns and villages. Bishop Auckland is also only approximately 2 miles away, providing easy access to a range of secondary schools, supermarkets, retail stores and public transport links via the train and bus station.

In brief, the property comprises; an entrance hall leading into the spacious open-plan living room, kitchen/dining room and cloakroom to the ground floor. The first floor consists of the master bedroom with ensuite, two further bedrooms and family bathroom. Externally, there is a single block-paved driveway and lawned garden to the front while to the rear, there is a large low maintenance gravelled garden, fully enclosed with patio space ideal for outdoor seating and furniture.



Living Room 14'9" x 11'9" (4.5 x 3.6)

Bright and spacious living room located to the front of the property benefiting from neutral decor, storage cupboard and large window offering lots of natural light.

Kitchen/Diner 15'2" x 8'10" (4.63 x 2.7)

Open-plan from the living room is the kitchen/diner, fitted with a range of modern wall, base and drawer units, complementing work surfaces, upstands, sink/drainers, integrated oven, hob and overhead extractor hood with space available for further free standing appliances including an American-style fridge freezer and a dining table. French doors lead into the rear garden.

Cloakroom 5'2" x 2'11" (1.57m x 0.89m)

Ground floor cloakroom fitted with a WC and wash hand basin.

Master Bedroom 12'1" x 9'6" (3.7 x 2.9)

Generously sized master bedroom offering ample space for a king-sized bed and further furniture with neutral decor, storage cupboard and access leading into the ensuite

Ensuite 6'2" x 5'2" (1.9 x 1.6)

The ensuite is fitted with a corner shower cubicle, WC and wash hand basin.

Bedroom Two 9'2" x 7'8" (2.81 x 2.35)

Another well proportioned double bedroom with neutral decor and large window to the rear elevation allowing lots of natural light.

Bedroom Three 7'8" x 5'11" (2.36 x 1.82)

Bedroom three is a large single bedroom which could also be used as a home office or playroom with neutral decor and window to the rear elevation.

Bathroom 5'11" x 5'7" (1.82 x 1.71)

Family bathroom fitted with a panelled bath, WC and wash hand basin.

External

Externally, there is a single block-paved driveway and lawned garden to the front while to the rear, there is a large low maintenance gravelled garden, fully enclosed with patio space ideal for outdoor seating and furniture.

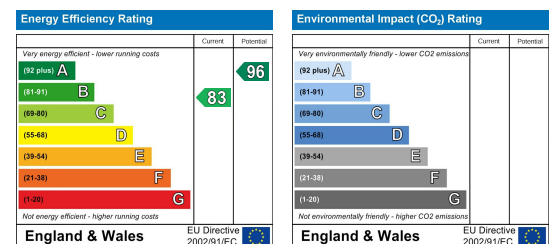
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

147-149 Newgate Street, Bishop Auckland, DL14 7EN

Tel: 01388 311582 Email: bishopauckland@hunters.com <https://www.hunters.com>