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Witton Way High Etherley, Bishop Auckland, DL14 0LR

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Price £240,000

Situated on a generous corner plot in a highly sought-after semi-rural village, this superb four-bedroom detached family home offers spacious accommodation, extensive gardens and the added benefit of no onward chain.

The property features well-proportioned rooms throughout and is surrounded by mature, lawned gardens to all aspects, creating a private and peaceful setting. Externally, there is a block-paved driveway providing ample off-street parking, a single garage, and a variety of outdoor spaces ideal for relaxing or entertaining.

High Etherley is a popular village location offering excellent access to surrounding countryside and scenic walks, while also being within walking distance of a well-regarded primary school. Tindale Crescent Retail Park is approximately 2.9 miles away, with Bishop Auckland town centre around 4 miles away, both providing a wide range of shops, amenities and schools. The nearby A68 offers convenient commuting routes, complemented by good public transport links in the town.

Accommodation briefly comprises: entrance hall, open-plan living and dining room, kitchen, study and shower room to the ground floor. To the first floor are the master bedroom, three further bedrooms and a family bathroom.

Externally, the property benefits from substantial wrap-around gardens with walled boundaries, established trees, shrubs and flower beds, a wildlife pond, decking and patio areas ideal for outdoor furniture, along with an outbuilding and greenhouse. A driveway and single garage complete the offering.

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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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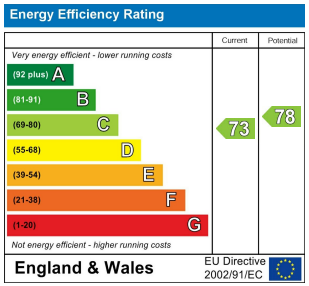
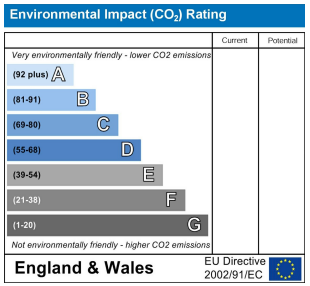




Living Room
14'11" x 12'3"
A bright and spacious living room positioned to the rear of the property, offering ample space for a range of furniture. The room features a modern electric fire with feature surround, contemporary décor and a large side-aspect window allowing plenty of natural light.

Dining Room
12'3" x 10'2"
Open-plan from the living room, the dining room provides an excellent additional reception space with room for a dining table and chairs. A large side-aspect window enhances the light, with direct access leading out to the rear garden.

Kitchen
12'9" x 10'2"
A contemporary kitchen fitted with a range of shaker-style wall, base and drawer units, complemented by coordinating work surfaces, splashbacks, sink with drainer, range-style cooker, American-style fridge/freezer along with space for additional appliances and access leads into the rear garden.

Study
12'0" x 6'2"
Versatile ground-floor room ideal for use as a home office, children's playroom or snug. Dual-aspect windows to the front and side elevations provide excellent natural light.

Shower Room
6'1" x 4'11"
The ground-floor shower room is fitted with a corner shower cubicle, wash hand basin, WC and heated towel rail.

Master Bedroom
12'4" x 12'0"
A generously sized master bedroom with space for a king-size bed, benefiting from fitted wardrobes, neutral décor and a large rear-aspect window.

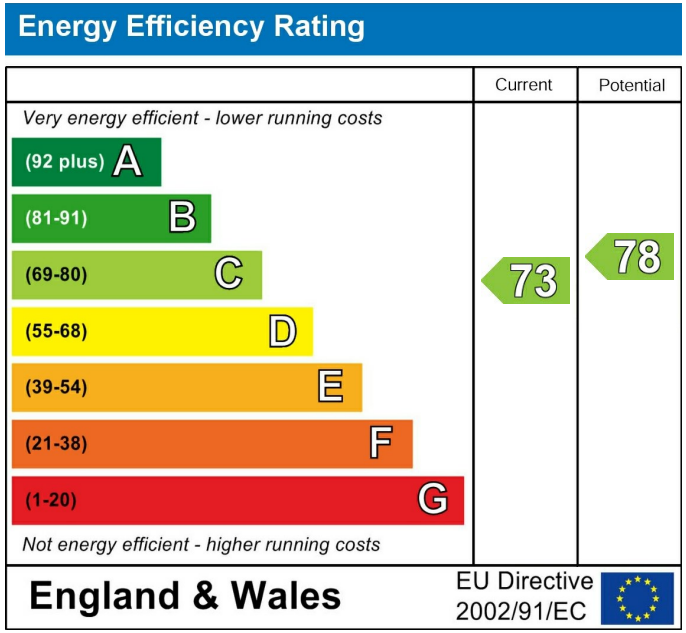
Bedroom Two
13'2" x 10'3"
Another well-proportioned double bedroom, finished in neutral décor with a window overlooking the rear elevation.

Bedroom Three
12'7" x 9'2"
A spacious double bedroom featuring neutral décor and a large window offering views across the surrounding countryside.

Bedroom Four
10'6" x 7'11"
A large single bedroom with ample space for furniture and a front-aspect window.

Bathroom
7'1" x 6'6"
The family bathroom is fitted with a roll-top freestanding bath, wash hand basin, WC and heated towel rails, with a frosted side-aspect window.

External
Externally, the property is surrounded by substantial lawned gardens with walled boundaries, a wildlife pond, and well-established trees, shrubs and flower beds. Decking and patio areas provide ideal spaces for outdoor furniture, alongside an outbuilding and greenhouse. A single garage and driveway offer ample off-street parking.



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