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Royal Court Witton Park, Bishop Auckland, DL14 0ET

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Price £300,000

Beautifully presented, expansive five-bedroom family home positioned in the semi-rural village of Witton Park. Rare to the market, the property has been modernized with new UPVC windows and doors, a Wren fitted kitchen, Worcester boiler, sonsumer unit and Amtico flooring downstairs. The village has a local primary school and is also only approximately 3.5 miles from Bishop Auckland which allows access to a wider variety of amenities such as supermarkets, secondary schools, retail stores and healthcare and recreational facilities. Great transport links are available for commuters via the train and bus station providing access to local neighbouring towns and cities such as Crook, Durham and Newcastle. The A68 is close by ideal for commuters.

In brief the property comprises: a large entrance hall leading through into the living room, open plan kitchen/diner, study, utility room, cloakroom & internal access to the garage. The first floor contains an impressive master bedroom with ensuite, three additional bedrooms and the family bathroom. Stairs ascend to the second floor and the large fifth bedroom with storage in the eaves. Externally the property has a brick border to the front with gated access to the driveway and garage. To the side and rear of the property there is a low maintenance, block-paved walled garden.

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GROUND FLOOR

1ST FLOOR

2ND 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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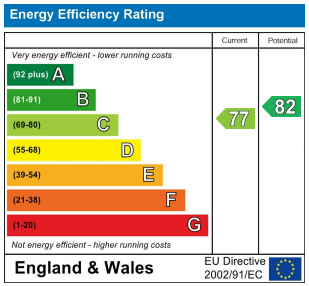
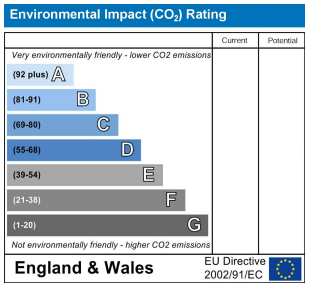




Living Room
15'10" x 15'10"
Bright and spacious to the front of the property, log burning stove, oak flooring and large bay window.

Study
9'8" x 8'9"
To the front of the property is a generous study with understairs cupboard

Kitchen/Diner
30'8" x 10'7"
To the rear of the property the impressive kitchen/diner is fitted with new Wren units, quartz work surfaces, splash backs and sink drainer unit with Quooker tap providing boiling, filtered still and sparkling water. Integrated appliances include a double oven, induction hob with integrated extractor fan and dishwasher. Space for dining table and chairs with patio doors leading out the garden. Understairs cupboard.

Utility Room
9'4" x 8'8"
Additional wall and base units with sink and space for washing machine and tumble dryer, doors leading to the garden and garage.

Cloakroom
4'11" x 4'5"
The cloakroom is fitted with a WC and wash hand basin.

Master Bedroom
15'10" x 13'1"
The master bedroom is an impressive size, with space for a super king sized bed, further furniture and large window to the front elevation.

Ensuite
6'10" x 5'1"
Containing a corner shower cubicle with waterfall shower, WC, wash hand basin with cupboard.

Bedroom Two
10'8" x 10'4"
The second bedroom is a spacious double bedroom with window to the rear elevation.

Bedroom Three
9'10" x 8'10"
The third bedroom is a spacious bedroom with window to the front elevation.

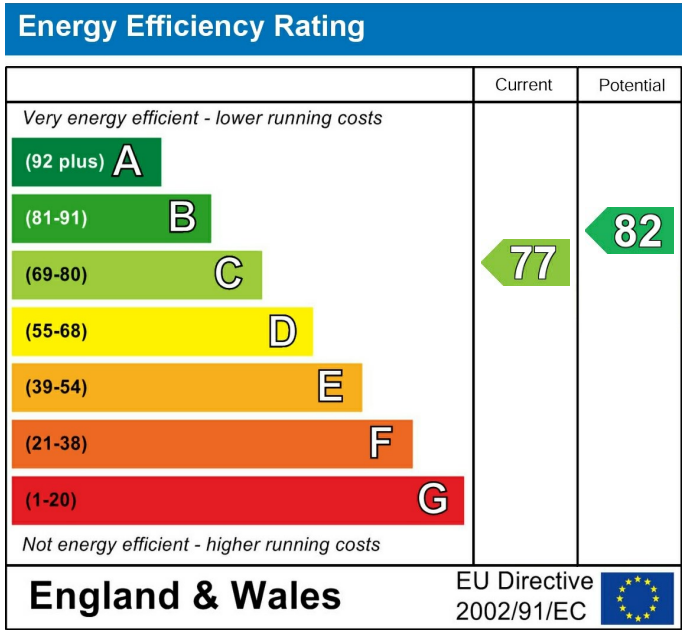
Bedroom Four
11'5" x 7'4"
Currently fitted as a dressing room with floor to ceiling storage

Bathroom
8'3" x 7'4"
Fitted with corner bath with waterfall shower over WC and wash hand basin.

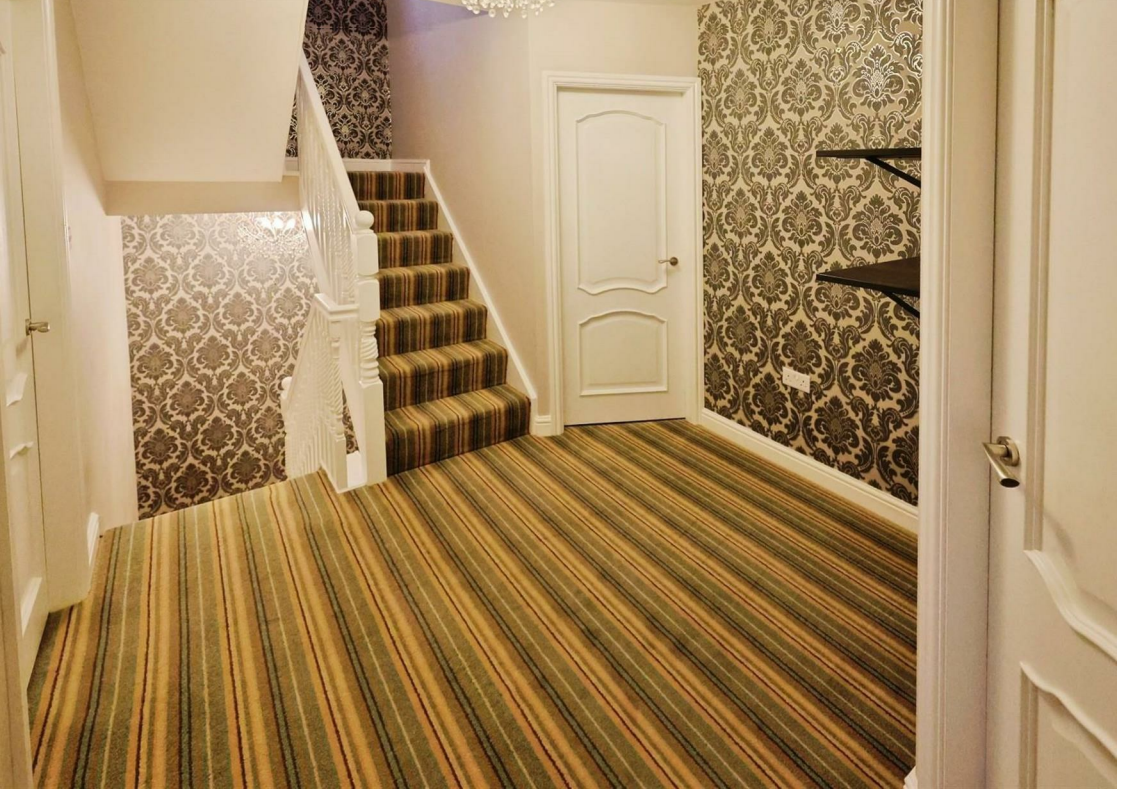
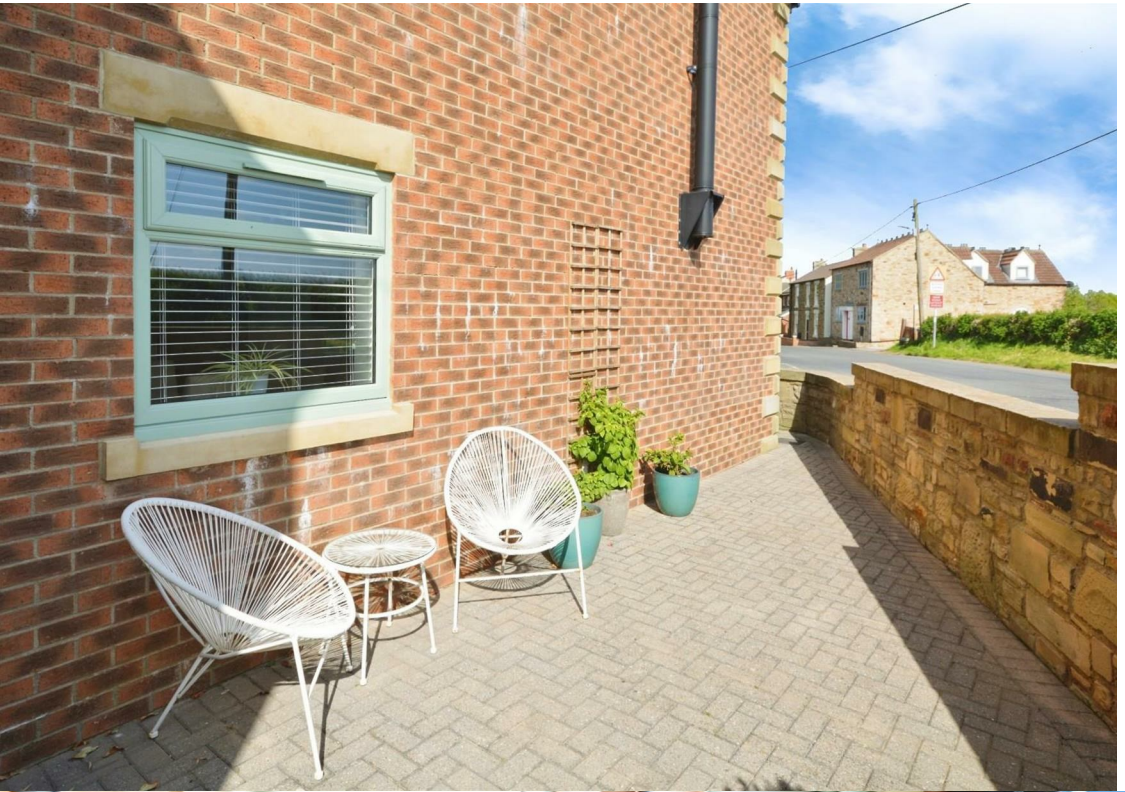
Bedroom Five
19'8" x 15'5"
Located on the second floor with a window to the front and two skylights with impressive views to the rear. There is the added benefit of plumbing ready for the addition of an ensuite.

Garage
17'4" x 8'9"
Currently fitted with work bench and floor to ceiling storage. Access to further storage in the eaves.

External
The property has a brick boarder with gated access to the driveway and double doors leading to the garage. To the side and rear of the property there is a low maintenance garden.



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. 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.



Everything in my life I share
Except of course my Teddy Bear