

# BRUNTON

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RESIDENTIAL



**BUTSFIELD LANE, CONSETT, DH8**

Offers Over £575,000

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Beautifully presented four-bedroom detached family home situated on Butsfield Lane, Knitsley, offering versatile accommodation, generous gardens and attractive countryside views.

The property centres around an impressive modern kitchen/diner featuring a central island, integrated appliances and a bright dining area with French doors opening to the garden. Additional living space includes a spacious lounge with a log burning stove and conservatory, a separate dining room, a utility room and a convenient WC. On the first floor are four double bedrooms, including a main bedroom with en suite facilities and a private balcony overlooking the surrounding fields. Externally, the property benefits from extensive driveway parking, an attached garage, well-maintained gardens and an additional area of land with storage sheds.

Located within the desirable village of Knitsley on the outskirts of Consett, Butsfield Lane enjoys a semi-rural setting while remaining within easy reach of local amenities, schools and leisure facilities. The property is well placed for access to Consett town centre, Durham, Newcastle and the A1(M), making it ideal for those seeking a countryside setting without compromising on connectivity. Offering generous living space both inside and out, this is a superb family home in a highly regarded location.

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The internal accommodation comprises: an entrance porch leading into the hall, with stairs leading up to the first floor. Positioned off the hall is a bay-fronted dining room with wood-effect flooring, along with a convenient WC.

The spacious lounge is situated to the rear and features a log burning stove and sliding doors opening into the conservatory, which enjoys a vaulted glazed roof and French doors opening onto the rear patio. The modern newly fitted kitchen/diner is a particularly impressive space, featuring contemporary shaker style units, integrated double ovens, dishwasher and microwave, an induction hob set within a central island with breakfast bar seating, pendant lighting and tiled flooring. The dining area extends into a bright garden room-style space with French doors opening directly onto the rear garden. A separate utility room provides additional workspace with internal access to the garage alongside external access to the garden.

The first floor landing gives access to four double bedrooms and the family bathroom. The main bedroom benefits from an en-suite bathroom, together with sliding doors opening onto a private balcony. The remaining bedrooms are all well-proportioned doubles, while the contemporary family bathroom is fitted with both a bath and a separate shower enclosure.

Externally, the property is approached via a substantial paved driveway providing ample off-road parking and access to the attached garage. To the rear, the garden is laid mainly to lawn with mature hedging, established planting and a paved patio seating area adjoining the conservatory. Beyond the main garden is a further private area of land with storage sheds, offering additional outdoor space.



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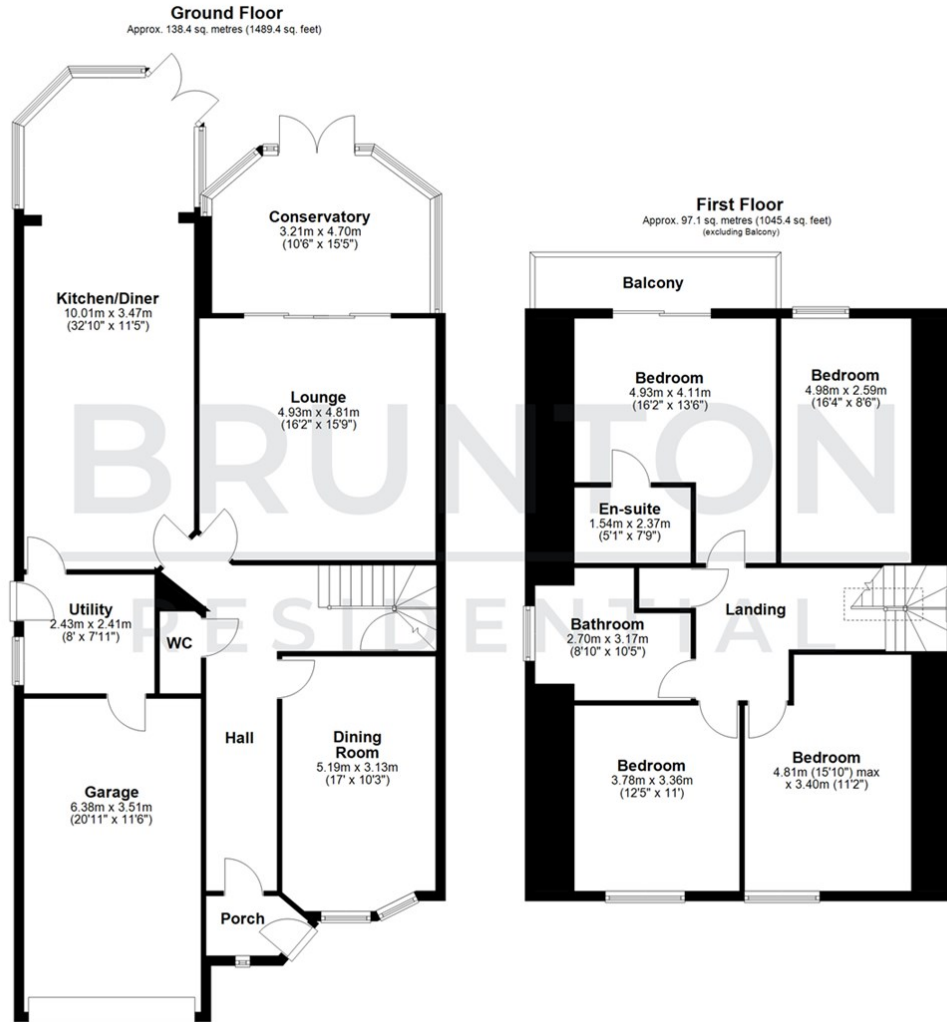
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TENURE :

LOCAL AUTHORITY : Durham CC

COUNCIL TAX BAND : F

EPC RATING :



Total area: approx. 235.5 sq. metres (2534.8 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	