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Hambleton Road Coundon, DL14 8LE

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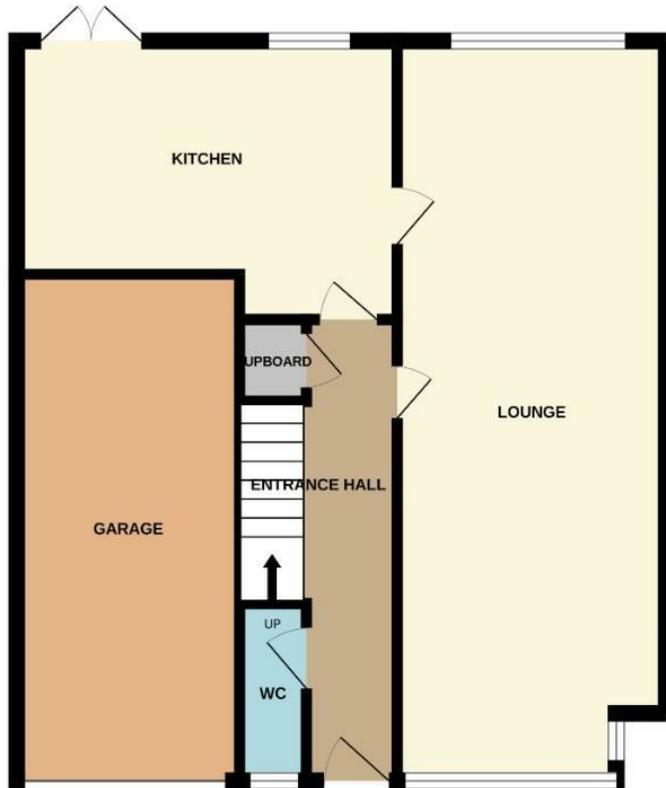
Price £165,000

Beautifully presented, three bedroomed detached property with garage, driveway and extensive gardens. The property is located on Hambleton Road in Coundon, a short distance from local amenities within the village, including; local shops, cafes, traditional pubs and primary schools. 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 through into the spacious living room/diner, kitchen and cloakroom to the ground floor. The first floor contains the master bedroom, two further bedrooms and shower room. Externally the property had a lawned garden to the front, along with driveway and garage providing secure off street parking. To the rear there is an approx. 20m long garden, containing a variety of seating areas, established borders, pergola and large summerhouse providing additional seating/storage.

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GROUND FLOOR
589 sq.ft. (54.7 sq.m.) approx.

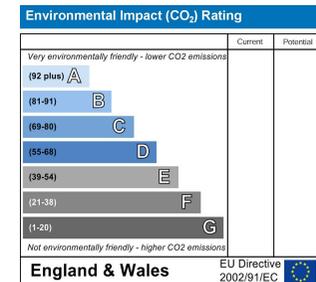
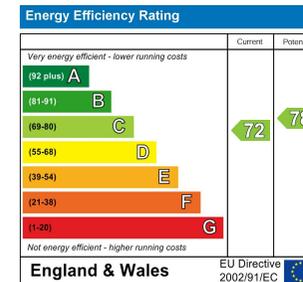


1ST FLOOR
396 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA : 985 sq.ft. (91.5 sq.m.) approx.

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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Lounge

25'11" x 11'2"

Bright and spacious open plan living area, with ample space for living room furniture, multi fuel stove and window to the front elevation. There is a dining area to the rear with window overlooking the garden.

Kitchen

16'11" x 7'0"

The kitchen has been newly fitted, with a range of modern wall, base and drawer units, complementing work surfaces, tiled splash backs and sink/drain unit. Fitted with an integrated oven, hob and overhead extractor along with space for further free standing appliances.

Garage

17'8" x 7'10"

The garage is accessed via an up and over door, benefiting from power and lighting along with loft area providing additional storage.

Master Bedroom

12'2" x 11'5"

The master bedroom provides space for a king sized bed, further furniture and window to the front elevation.

Bedroom Two

11'5" x 10'9"

The second bedroom is another generous double bedroom with window to the rear elevation.

Bedroom Three

9'2" x 7'6"

The third bedroom is a single room with window to the front elevation.

Shower Room

6'6" x 5'6"

The shower room contains a double walk in cubicle, WC and wash hand basin.

External

Externally the property had a lawned garden to the front, along with driveway and garage providing secure off street parking. To the rear there is an approx. 20m long garden, containing a variety of seating areas, established borders, apple trees, pergola and large summerhouse providing additional seating/storage.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	72	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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.

