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Dixon Way Coundon, Bishop Auckland, DL14 8NH

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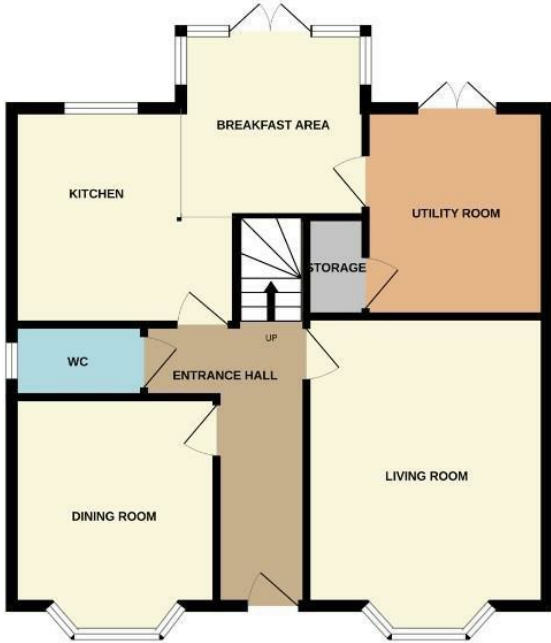
Offers Over £260,000

A fantastic opportunity to purchase this double fronted, six bedroomed detached family home set over three floors, located on Dixon Way, Coundon. Situated within a substantially sized plot, the property benefits from a landscaped rear garden, detached double garage and spacious rooms throughout. Located a short distance from local amenities within the village, including; local shops, cafes, traditional pubs and primary schools, while Bishop Auckland is also only approximately 2 miles away, providing easy access to a further range of primary and secondary schools, supermarkets, retail stores, healthcare services, local businesses and entertainment facilities. Public transport links via the train and bus station allow access to places further afield such as Darlington, Durham and York, perfect for commuters.

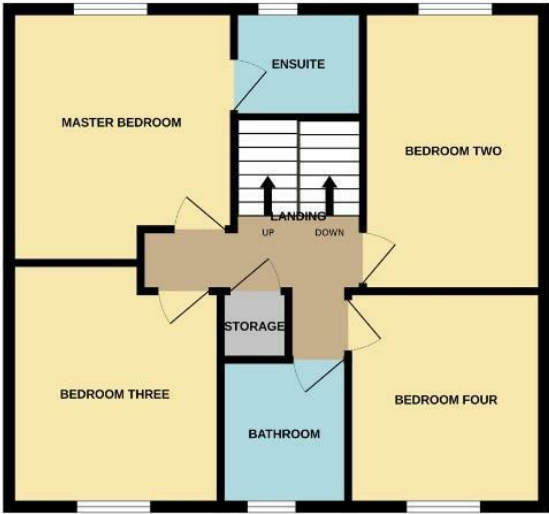
In brief, the property comprises; an entrance hall leading to the living room, dining room, kitchen, utility and cloakroom to the ground floor. The first floor consists of the master bedroom with ensuite, three further bedrooms and family bathroom. Stairs lead up to the second floor which hosts an additional two bedroom and shower room. Externally, the property has a lawned garden to the front, laid to lawn with well established shrubbery and with pathways leading to the entrance. To the rear, there is a well maintained private garden with decking and patio areas ideal for outdoor seating and hosting. Also to the rear, is the detached double garage and driveway providing plenty of off street parking.

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GROUND FLOOR



1ST FLOOR



2ND FLOOR



8 DIXON WAY BAO170330

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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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(81-91) A		
(81-91) B			(69-80) B		
(69-80) C			(55-68) C		
(55-68) D			(39-54) D		
(39-54) E			(21-38) E		
(21-38) F			(1-20) F		
(1-20) G			Not environmentally friendly - higher CO ₂ emissions		
Not energy efficient - higher running costs					
	81	84			
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

Living Room

16'4" x 14'1"
Bright and spacious living room located to the front of the property, benefiting from neutral decor, ample space for furniture and bay window to the front elevation allowing plenty of natural light.

Dining Room

10'2" x 9'10"
The dining room is another great size reception room, with ample space for a dining table, chairs and further furniture, neutral decor and bay window to the front elevation.

Kitchen

18'0" x 9'10"
The modern kitchen is fitted with a range of contemporary wall, base and drawer units, complementing work surfaces, splash backs and sink/drain unit. Space is available for free standing appliances including a washing machine and dishwasher. The breakfast bar providing additional seating and French doors to the rear elevation leading out into the garden.

Utility Room

10'4" x 8'9"
The utility room provides additional storage along with space for additional free standing appliances including a American fridge freezer. Door to the rear leads out into the garden.

Cloakroom

6'2" x 3'7"
The cloakroom is fitted with a WC and wash hand basin.

Master Bedroom

11'0" x 10'8"
The master bedroom is a generous double bedroom, providing space for a king sized bed, further furniture and window to the rear elevation.

Ensuite

The ensuite contains a double shower cubicle, WC and wash hand basin.

Bedroom Two

12'7" x 9'6"
The second bedroom is another large double bedroom with window to the rear elevation.

Bedroom Three

10'4" x 10'4"
The third bedroom is a double bedroom, with window to the front elevation.

Bedroom Four

10'8" x 9'6"
The fourth bedroom is a double bedroom with window to the front elevation.

Bathroom

The bathroom contains a panelled bath overhead shower, WC and wash hand basin.

Bedroom Five

15'7" x 11'0"
Bedroom five is located to the second floor, a large double bedroom spanning the length of the property with window to the front elevation.

Bedroom Six

15'7" x 8'11"
The sixth bedroom is another double bedroom, currently utilised as a walk in wardrobe with window to the front elevation.

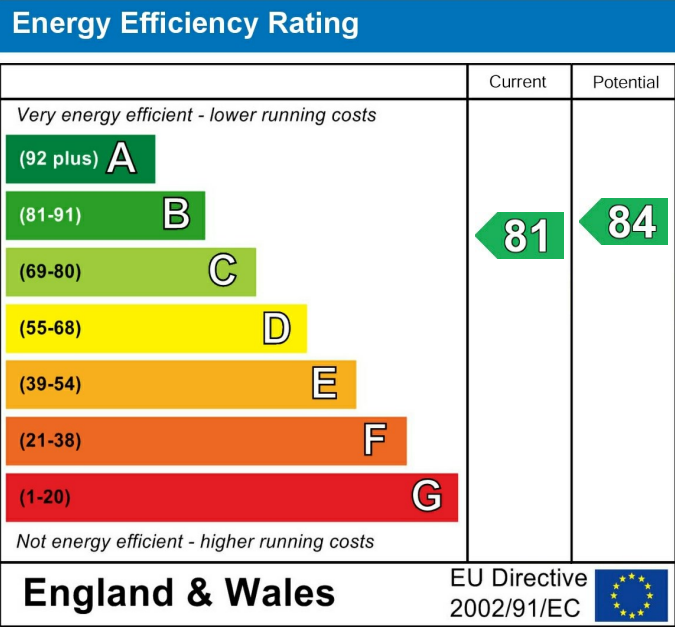
Shower Room

The shower room located on the second floor contains a corner shower cubicle, WC and wash hand basin.

External

Externally, the property has a garden to the front, laid to lawn and with pathways leading to the entrance. To the

rear, there is a well maintained private garden with decking and patio areas ideal for outdoor seating and hosting. Also to the rear, is the detached double garage and driveway providing plenty of off street parking.



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.



