



Beddow Court, Witton Park, DL14 0ED
3 Bed - House - Detached
£225,000

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Beddow Court Witton Park, DL14 0ED

Nestled in the serene cul de sac of Beddow Court, Witton Park, this beautifully presented three bedroom detached house showcases an immaculate interior and is set within a generous plot, featuring a large driveway, a garage with an electric roller door, and well-maintained front and rear gardens.

Upon entering, you are greeted by a spacious entrance hall that leads into a comfortable living room, complete with log burner, perfect for cosy evenings. The dining room is ideal for family gatherings, while the well-equipped kitchen caters to all your culinary needs. A convenient cloakroom completes the ground floor layout, enhancing the practicality of this delightful home.

Ascending to the first floor, you will discover a master bedroom with an ensuite bathroom, alongside two further double bedrooms and a family bathroom, providing ample space for family living. The fully boarded loft, accessible via a pull-down ladder, offers additional storage options, ensuring that every inch of this home is utilised effectively.

The exterior of the property is equally impressive, featuring a lawned garden at the front, complemented by a large driveway and garage that provide off-street parking. The rear garden is a true highlight, boasting a spacious enclosed area primarily laid to lawn, with patio spaces perfect for outdoor furniture and raised flower beds, ideal for gardening enthusiasts or those who enjoy entertaining outdoors.

Witton Park is a charming village that offers a local primary school, making it an excellent choice for families. The property is conveniently located approximately 3.5 miles from Bishop Auckland, with its wider array of amenities including supermarkets, secondary schools, retail stores, and healthcare facilities. Commuters will appreciate the excellent transport links available throughout the region.

This delightful family home offers a perfect blend of comfort, convenience, and outdoor space, making it an excellent opportunity for prospective buyers











GROUND FLOOR

Entrance Hall

Lounge

13'9" x 10'5" (4.2 x 3.2)

Dining Room

11'11" x 10'8" (3.65 x 3.26)

Kitchen

8'7" x 7'1" (2.62 x 2.18)

Cloakroom

5'10" x 3'7" (1.8 x 1.1)

FIRST FLOOR

Landing

Bedroom 1

10'9" x 8'10" (3.3 x 2.7)

En Suite

Bedroom 2

13'9" x 8'6" (4.2 x 2.6)

Bedroom 3

10'5" x 9'4" (3.2 x 2.85)

Bathroom

EXTERNAL

AGENTS NOTES

Council Tax: Durham County Council, Band C - Approx. £2268 p.a

Tenure: Freehold

Property Construction – Standard

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains (not metered)

Sewerage – Mains

Heating – Gas Central Heating

Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – N/A

Probate – N/A

Rights & Easements – Unknown

Flood risk – refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – Unknown

Planning Permission – Nothing in the local area to affect this property that we are aware of.

Check with seller. Accessibility/Adaptations – any alterations or conversions etc.

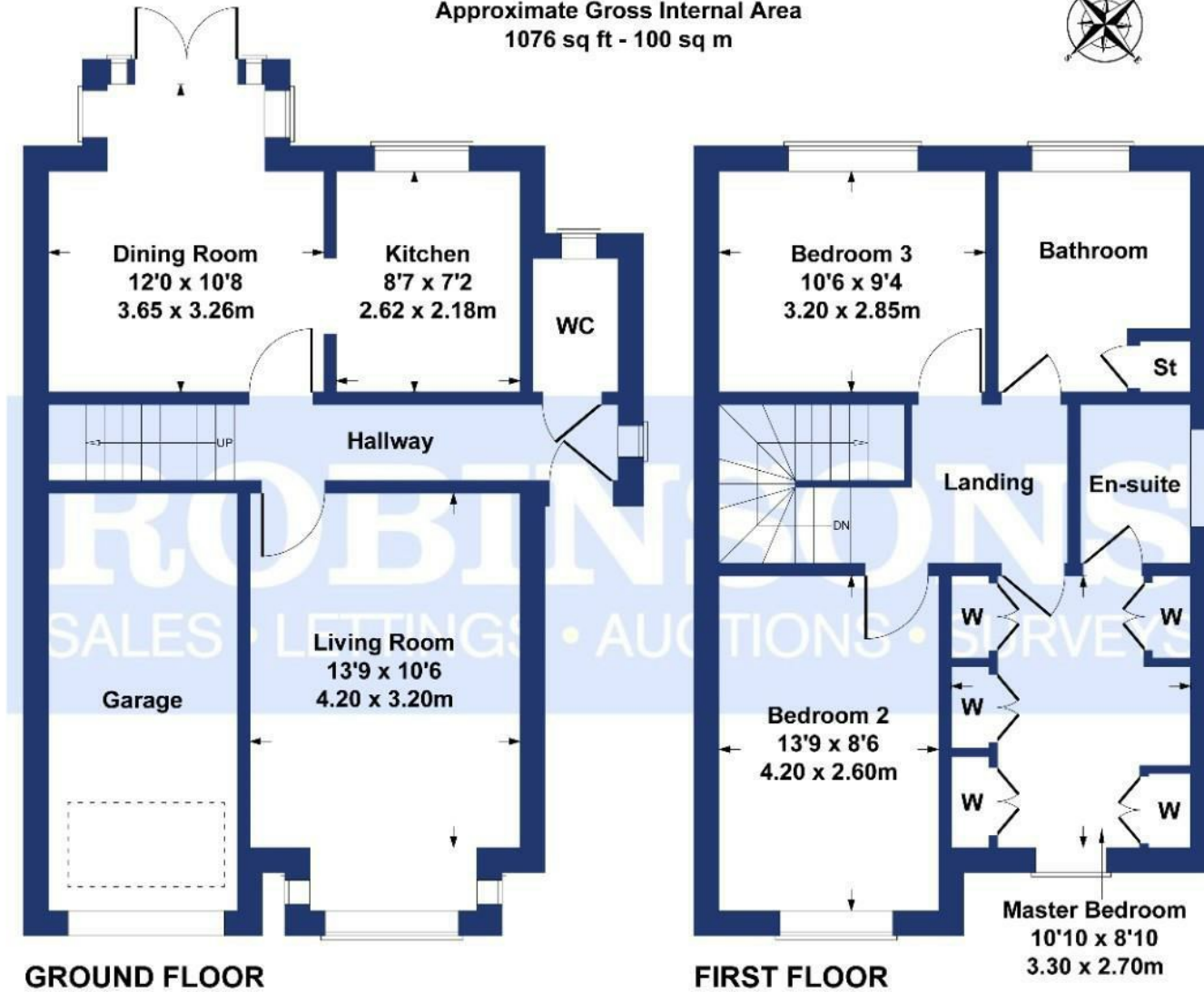
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.

Beddow Court

Approximate Gross Internal Area
1076 sq ft - 100 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		
(61-81)	B		
(49-60)	C		
(35-48)	D		
(23-34)	E		
(15-22)	F		
(1-14)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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