



Hutchinson Close, Coundon, DL14 8NY  
3 Bed - House - End Terrace  
£120,000

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# Hutchinson Close

## Coundon, DL14 8NY

Nestled in the desirable Hutchinson Close, Coundon, this charming end-terrace house presents an excellent opportunity for families seeking a spacious and well-presented home. With three generous bedrooms and a thoughtfully designed layout, this property is perfect for modern living.

Upon entering, you are welcomed by an inviting entrance hall that leads into a comfortable living room, ideal for relaxation and entertaining. The open-plan kitchen and dining area is a highlight, providing a sociable space for family meals and gatherings. A convenient cloakroom is also located on the ground floor, enhancing the practicality of the home.

The first floor boasts a master bedroom complete with an ensuite, ensuring privacy and comfort. Two additional spacious bedrooms provide ample accommodation for family or guests, while the family bathroom serves as a well-appointed facility for all.

This property benefits from gas central heating and UPVC double glazing, ensuring warmth and energy efficiency throughout the year. Externally, you will find off-street parking for two cars at the front, a valuable feature in this residential area. The large enclosed rear garden offers a private outdoor space, perfect for children to play or for hosting summer barbecues.

Situated just 1.7 miles from Bishop Auckland, residents will enjoy easy access to a variety of local amenities, including schools, shops, supermarkets, and healthcare facilities. The property is well-connected to public transport, with rail and bus services available for those commuting to nearby towns and cities. The proximity to the A689 and the A1(M) makes it an ideal location for commuters heading to Durham, Darlington, and York.

With no onward chain, this delightful family home is ready for you to move in and make it your own. Don't miss the chance to view this wonderful property in a sought-after location.

To arrange a viewing please call Robinsons on 01388 458111









## GROUND FLOOR

### Entrance Hall

### Lounge

14'4" x 12'2" (4.39 x 3.71)

### Kitchen/Dining Room

15'5" x 8'9" (4.70 x 2.69)

### WC

## FIRST FLOOR

### Landing

### Bedroom 1

12'2" x 9'6" (3.71 x 2.90)

### Ensuite

### Bedroom 2

9'1" x 7'8" (2.79 x 2.36)

### Bedroom 3

7'8" x 5'10" (2.36 x 1.80)

### Family Bathroom

## EXTERNAL

### AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 7 Mbps, Superfast 66 Mbps, Ultrafast 1800 Mbps

Mobile Signal/Coverage: Average-Good

Tenure Freehold

Council Tax: Durham County Council, Band B- Approx. £1984 (min)

Energy Rating: TBC



Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. 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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.



120 Newgate Street, Bishop Auckland, DL14 7EH  
Tel: 01388 458111  
info@robinsonsbishop.co.uk  
www.robinsonsestateagents.co.uk

