



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 tranquil cul de sac of Beddow Court, Witton Park, this beautifully presented three-bedroom detached family home is now available for sale. The property boasts an immaculate interior and is set within a generous plot, featuring a large driveway, a garage, and both front and rear gardens that are well-maintained.

Upon entering, you are welcomed by a spacious entrance hall that leads into a comfortable living room, a dining room perfect for family gatherings, and a well-equipped kitchen. A convenient cloakroom completes the ground floor layout. Ascending to the first floor, you will find a master bedroom with an ensuite bathroom, alongside two further double bedrooms and a family bathroom, providing ample space for family living.

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

Witton Park is a charming village that offers a local primary school, making it an excellent choice for families. Additionally, the property is conveniently located approximately 3.5 miles from Bishop Auckland, where a wider array of amenities can be found, including supermarkets, secondary schools, retail stores, and healthcare facilities. Commuters will appreciate the great transport links available, with nearby train and bus stations providing easy access to neighbouring towns and cities such as Crook, Durham, and Newcastle. The A68 is also close by, making this location ideal for those who travel regularly.

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)

### Bedroom 4

9'4" x 8'8" (2.85 x 2.65)

### 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.

| 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<br>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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