



Westerton Road, Coundon, DL14 8HF  
6 Bed - House - Detached  
£399,995

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS

## Westerton Road Coundon, DL14 8HF

Robinsons are delighted to offer for sale this stunning 6 Bedroom 3 Storey Detached family home which has been designed and built by the current owners.

The property is situated within the village of Coundon, which offers a range of local amenities and lies approximately two miles to the East of Bishop Auckland. The property has excellent transport links with close access to the A1M and the major commercial centres of the North East.

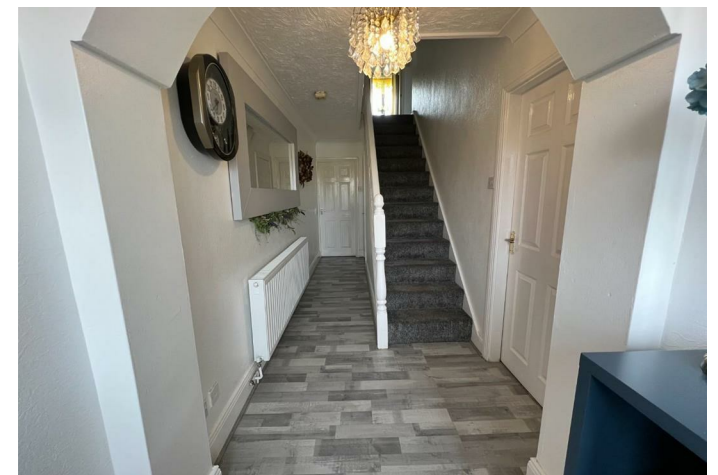
Warmed via Gas Central Heating and benefitting from uPVC Double Glazing, this property has been designed to maximise family living and the accommodation briefly comprises, Entrance Hallway with staircase rising to the first floor, Ground Floor Cloakroom/WC, an extremely spacious Lounge which offers stunning views across open countryside, open plan Kitchen Diner, large Conservatory, inner Hallway/utility room and an office which could lend itself to a variety of uses including ground floor bedroom.

To the first floor there are Four Double Bedrooms, the master having Ensuite, and a larger than average family bathroom, whilst to the second floor there are a further Two Double Bedrooms.

The property sits on a very generous plot within low maintenance wall and wrought iron fence enclosed paved gardens, providing added off road parking facilities for a number of vehicles along with a Double Garage which has an electric door, power and lighting. The rear of the property is also paved and has a several timber framed outhouses including a fitted bar and hot tub (hot tub available by negotiation) but which could be utilised for several purposes and which could be ideal for someone working from home subject to all necessary planning.

Viewings are recommended at the earliest convenience

To arrange a viewing please call Robinsons on 01388 458111













## GROUND FLOOR

### Entrance Hall

Entered from the front via a double glazed door with side panel and with coved ceiling, laminate flooring and spindle staircase to the first floor.

### Lounge

22'4" x 12'11" 2'6" (6.83m x 3.96m 0.78)

An extremely light, spacious room with walk in bay window to the front offering stunning views across open countryside, feature fire surround housing an electric stove effect fire, coving to ceiling and double doors to the Kitchen/Dining Room and patio doors to the side.

### Dining Room

12'05" x 9'09" (3.78m x 2.97m)

With coving to the ceiling, laminate flooring, French doors to the conservatory and walk through to the kitchen

### Kitchen

18'3" x 9'11" (5.56m x 3.02m)

Fitted with a comprehensive range of wall and base units with contrasting worktops incorporating one and a half single drainer sink unit with pull-out mixer spray tap, range cooker with 7 ring gas hob, two ovens and a grill, extractor hood, central island with storage and breakfast bar, tiled flooring, double glazed window the rear, tiled flooring and French doors leading to the conservatory.

### Conservatory

20'02" x 15'0" maximum (6.15m x 4.57m maximum)

A lovely bright and sunny room, double glazed with dwarf walls, tiled flooring with underfloor heating, and two sets of patio doors leading to the rear garden.

### Rear Lobby/Utility

With external door to the side and tiled flooring.

### Study/Office

15'02" x 8'05" (4.62m x 2.57m)

Currently used as an office, this room could lend itself to a variety of uses including play room or additional bedroom. With plumbing for an automatic washing machine, wall mounted gas central heating boiler and double glazed window to the front.

### WC

Fitted with a tow piece suite comprising low level WC, wash basin set into vanity unit, tiled flooring and extractor fan.

## FIRST FLOOR

### Landing

With spindle staircase leading to the second floor.

### Bedroom 1

19'6" x 13'1" maximum 3'0" (5.96 x 4.00 maximum 0.92)

An extremely spacious room with walk in double glazed bay window to the front offering stunning views across open countryside.

### En Suite

Fitted with a four piece suite comprising panelled bath with electric shower and shower screen, pedestal wash basin, low level WC, bidet, fully tiled walls and opaque double glazed window to the side.

### Bedroom 2

13'7" x 8'4" 5'3" (4.16 x 2.56 1.62)

With built in double wardrobe and double glazed window to the front.

### Bedroom 3

11'1" x 8'0" (3.39 x 2.44 )

With built in double wardrobe and double glazed window to the rear.

### Bedroom 4

12'6" x 8'0" (3.83 x 2.45 )

With built in double wardrobe and double glazed window to the rear.

### Family Bathroom

Another generous sized room fitted with a three piece suite comprising panelled Jacuzzi corner bath, pedestal wash basin, low level WC, storage cupboard, fully tiled walls and laminate flooring.

## SECOND FLOOR

### Landing

With Velux window to the front

### Bedroom 5

14'10" x 11'3" (4.53 x 3.44)

An extremely large double room with Velux window to the front and eaves storage.

### Bedroom 6

14'10" x 9'8" (4.53 x 2.97 )


With Velux window to the front and eaves storage

## EXTERNAL







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

