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2 Lane Head, Copley, Bishop Auckland, DL13 5ND

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Price £350,000

Substantial four bedroomed, detached family home located on Lane Head in Copley, a small rural village within Bishop Auckland. Complete with a garage, driveway for multiple cars and enclosed large garden. The Surrounding countryside offer miles of uninterrupted views and local public footpaths. The property is located approx. 7 miles from Barnard Castle and 10miles from Bishop Auckland Town provides access to a range of amenities including schools, supermarkets, high street stores, retail shops and both restaurants and cafes. The nearby villages provide access to local shops, convenience stores and primary schools. The A688 is close by, ideal for commuters.

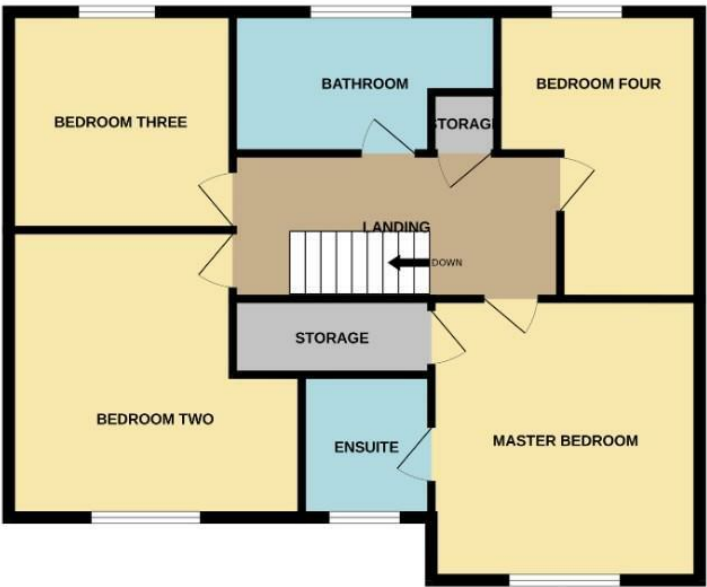
In brief the property comprises; an entrance hall leading through into the living room, dining room, conservatory, kitchen, utility room and shower room to the ground floor. The first floor contains the master bedroom with ensuite, three further bedrooms and family bathroom. The attic has had wiring installed with the view to covert into a fifth bedroom subject to relevant planning consents. Externally the property has a lawned garden to the front along with a large driveway for multiple cars leading to the integrated single garage as well as a separate detached garage to the side. To the rear of the property there is a large enclosed garden mainly laid to lawn with perimeter stone walls along with a seating area enjoying panoramic countryside views.

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GROUND FLOOR



1ST FLOOR



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					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	67	74	(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

Living Room

Bright and spacious living room located to the front of the property, with ample space for furniture, open fire with feature surround and large window to the front elevation.

Dining Room

The dining room is another impressive reception room with space for a dining table and chairs, further furniture and sliding doors to the rear lead into the conservatory.

Conservatory

The conservatory is a great addition to the property, providing a further seating area overlooking the countryside to the rear.

Kitchen

The kitchen is fitted with a range of wood wall, base and drawer units, complementing work surfaces, tiled splash backs and sink/drainers unit. Benefiting from an integrated oven, hob, overhead extractor along with a dishwasher with space available for further free standing appliances.

Utility Room

The utility room provides additional storage along with space for further free standing appliances.

Shower Room

The shower room contains a single shower cubicle, WC and wash hand basin.

Master Bedroom

The master bedroom provides space for a king sized bed, further furniture and benefits from a built in storage cupboard.

Ensuite

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

Bedroom Two

The second bedroom is a generous double bedroom with window to the front elevation.

Bedroom Three

The third bedroom is a double bedroom with window to the rear elevation.

Bedroom Four

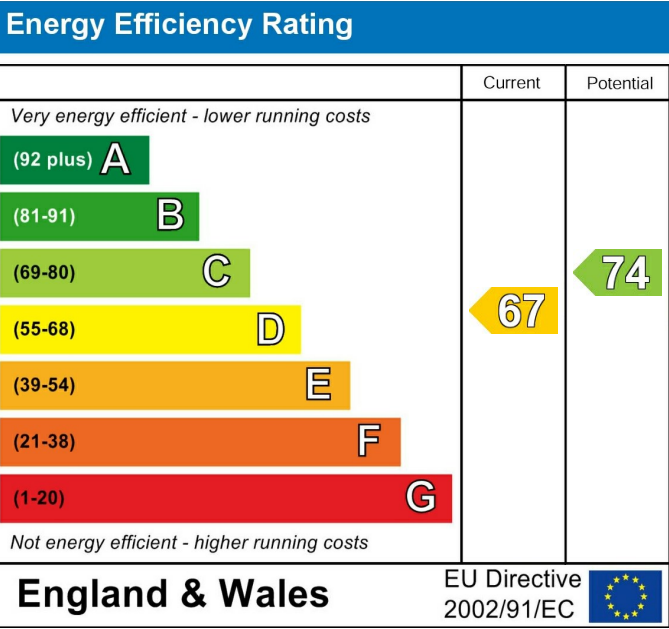
The fourth bedroom is a further good size bedroom with window to the rear elevation.

Bathroom

The family bathroom is fitted with a panelled bath, WC, bidet and wash hand basin.

External

Externally the property has a lawned garden to the front along with a large driveway for multiple cars leading to the integrated single garage as well as a separate detached garage to the side. To the rear of the property there is a large enclosed garden mainly laid to lawn with perimeter stone walls along with a seating area enjoying panoramic countryside views.



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.



