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Dixon Way Coundon, Bishop Auckland, DL14 8NH

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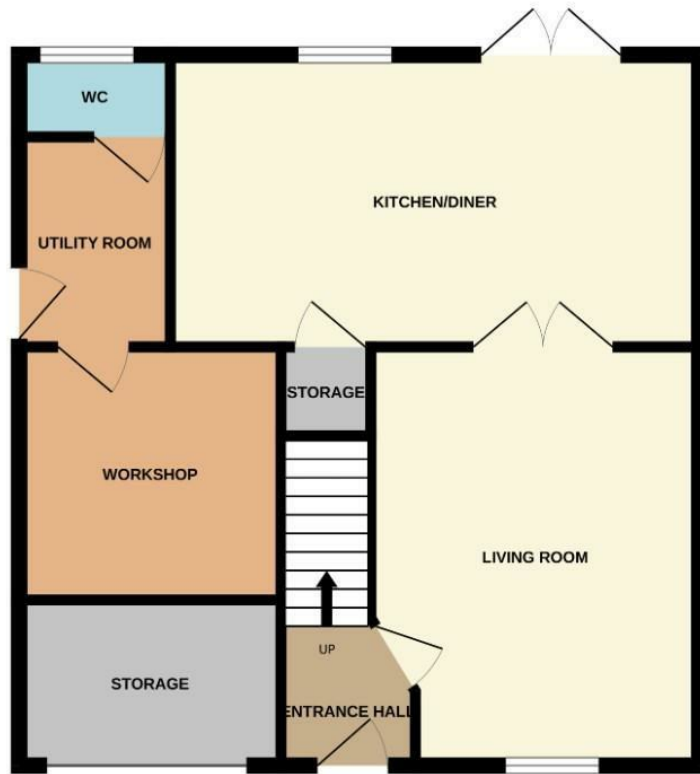
### Offers In Excess Of £200,000

Four bedroomed detached property, located on Dixon Way in Coundon a popular residential area on the outskirts of Coundon. This property will make a great family home as it benefits from being near to local amenities such as local shops and the primary school. Approximately 1.7 miles away is Bishop Auckland, where there is a large range of facilities available such as primary and secondary schooling, shops, supermarkets and healthcare facilities. There is an extensive transport system which provides access to not only the neighbouring towns and villages, but to further afield places too. The A689 is nearby and leads to the A1(M) both North and South, which is ideal for commuters.

In brief the property comprises; an entrance hall leading through into the living room, kitchen/diner, utility room and cloakroom to the ground floor. The first floor contains the master bedroom with ensuite, three further bedrooms and bathroom. Externally the property has a driveway to the front providing off street parking and the garage has been split, providing storage to the front and a workshop to the rear. To the rear of the property there is a enclosed garden which is mainly laid to lawn along with a patio area ideal for outdoor furniture.

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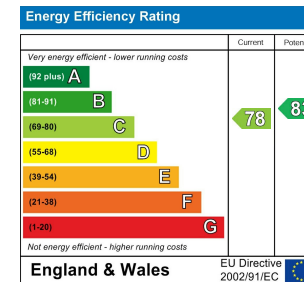
GROUND FLOOR



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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### Living Room

15'8" x 11'0"

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

### Kitchen/Diner

18'8" x 10'3"

The kitchen is fitted with a range of white wall, base and drawer units, contrasting work surfaces, splash backs and sink/drain unit. Fitted with an integrated oven, hob and overhead extractor hood along with space for further free standing appliances.

### Utility Room

7'1" x 5'2"

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

### Cloakroom

5'2" x 2'7"

Fitted with a WC and wash hand basin.

### Master Bedroom

12'3" x 10'9"

The master bedroom is a spacious double bedroom with room for a king sized bed, further furniture and built in wardrobes. Window to the front elevation.

### Ensuite

7'2" x 6'0"

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

### Bedroom Two

11'9" x 9'6"

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

### Bedroom Three

9'10" x 8'10"

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

### Bedroom Four

9'7" x 7'9"

The fourth bedroom is a single bedroom with window to the rear elevation.

### Bathroom


6'10" x 5'6"

The family bathroom contains a panelled bath, WC and wash hand basin.

### External

Externally the property has a driveway to the front providing off street parking and the garage has been split, providing storage to the front and a workshop to the rear. To the rear of the property there is an enclosed garden which is mainly laid to lawn along with a patio area ideal for outdoor furniture.

### 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>	78	83
(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	

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.





