Briarwood The Copse, Witton Le Wear, Bishop Auckland, DL14 0BA

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Price £390,000

Beautifully presented three bedroomed, detached bungalow, offered for sale on The Copse in Witton le Wear. This property is set within a generous plot of well established gardens, patio areas and flower filled borders surrounding, along with driveway and garage for secure off street parking and storage. Pleasantly positioned this cul de sac is in a desirable and sought after semi-rural village location.

The village boasts an excellent Primary School as well other local amenities. The neighbouring towns Bishop Auckland, Crook and Wolsingham provide further access to supermarkets, high street stores, healthcare facilities, restaurants and also secondary schools. For commuters this location is ideal as the A68 leads to the A1 (M) both North / South.

In brief the property comprises; an entrance hall leading through to the living room, kitchen/diner, conservatory, master bedroom with ensuite, two further bedrooms and the family bathroom. There are stairs leading to the attic room with two skylights providing additional storage. Externally the property has a sweeping driveway leading up to the double garage with office to the front of the property. To the rear and side of the property there are large mature gardens, with lawned area, patio areas and well established perimeter borders.

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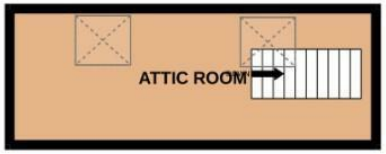
GROUND FLOOR

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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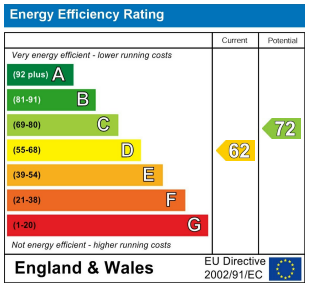
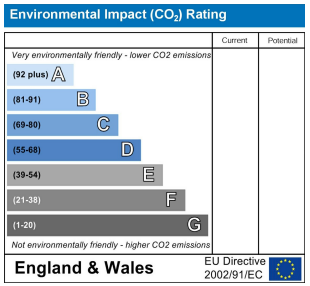




Living Room
18'6" x 12'1"
The main reception room is naturally quite bright, with a large bay window overlooking the gardens, a LPG gas stove fitted and ample space for furniture.

Kitchen
18'4" x 9'10"
The kitchen is fitted with a range of wall, base and drawer units, complementing work surfaces, tiled splash backs and sink/drainer unit. Benefitting from an integrated double oven, hob and overhead extractor along with space for further free standing appliances.

Conservatory/Garden Room
9'10" x 12'4"
A perfect addition providing further reception space with views over the meticulously maintained rear garden, currently utilised as a dining room with French doors leading into the garden.

Master Bedroom
13'10" x 11'7"
The master bedroom is a well appointed king sized bedroom complete with ensuite shower room.

Ensuite
8'6" x 5'2"
The ensuite is fitted with a shower cubicle, WC and wash hand basin.

Bedroom Two
13'8" x 7'1"
The second bedroom is a generous double with fitted wardrobe and dressing table.

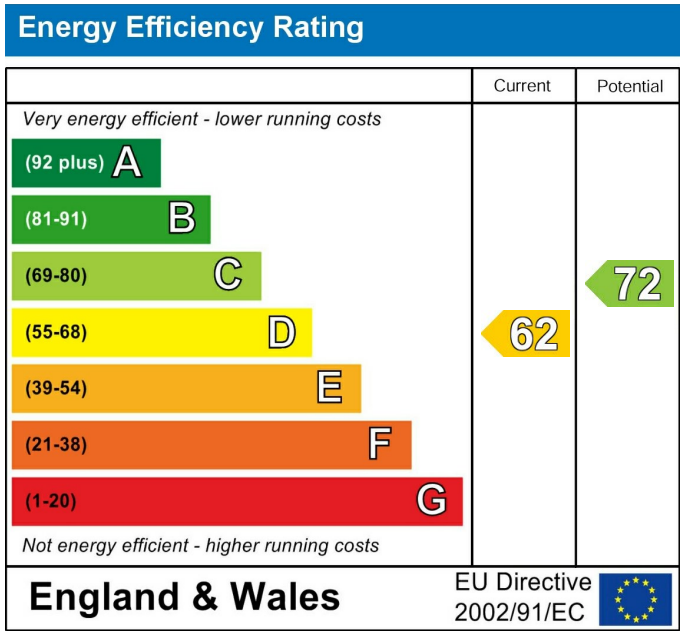
Bedroom Three
13'10" x 7'10"
The third bedroom is a large single bedroom with window overlooking the garden.

Bathroom
9'10" x 8'7"
The family bathroom is fitted with a panelled bath with overhead shower, WC and wash hand basin.

Attic Room
21'7" x 7'10"
The attic room is accessed via stairs in the hallway, providing additional storage space and two skylights to the rear elevation.

Double Garage
31'9" x 19'3"
The double garage is accessed via a roller door and a side door, with separate home office to the rear.

External
Externally the property has a sweeping driveway leading up to the double garage with office to the front of the property. To the rear and side of the property there are large mature gardens, with lawned area, patio areas and well established perimeter borders.



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.

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