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1 Wellgarth Court, North Bitchburn, DL15 8EL



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Price £375,000

Immaculately presented, five bedroomed detached property located on Wellgarth Court, North Bitchburn. The property benefits from a large driveway, double garage and extensive gardens to the front, side and rear. The property is situated in North Bitchburn close to the neighbouring towns of Crook and Bishop Auckland provide access to further amenities, such as supermarkets, popular high street stores, restaurants and healthcare services. This location is also convenient for commuters as the A68 is nearby which leads to the A1 (M) both North and South. There is also an extensive public transport system which provides access to not only the surrounding towns and villages but to further afield places such as Darlington, Durham and Newcastle.

In brief, the property comprises; an entrance hall leading through into the living room, open plan kitchen/diner, pantry, utility room and cloakroom/WC to the ground floor. The first floor contains the master bedroom with ensuite, second double bedroom again with ensuite, third bedroom with walk-in wardrobe, two further bedrooms, family bathroom and sun room. Externally, the property has a large driveway and double garage equipped with roller door, water and electric points. The property has extensive gardens to the front, side and rear. The front garden is mainly laid to lawn with hedged borders leading to the side garden which has walled borders with well established trees and shrubbery and block-paved area. To the rear, the garden is mainly laid to lawn with further hedged borders, and patio and decked areas perfect for outdoor seating. There is also additional gravelled space with hot tub and outdoor lighting, ideal for entertaining.

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GROUND FLOOR  
1161 sq.ft. (107.9 sq.m.) approx.



FIRST FLOOR  
1159 sq.ft. (107.6 sq.m.) approx.



TOTAL FLOOR AREA : 2320 sq.ft. (215.5 sq.m.) approx.

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		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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**Living Room**

21'3" x 13'8"

Bright and spacious living room located to the front of the property, benefiting from modern decor, log burner, ample space for furniture and large bay window to the front elevation and further windows to the side which provide plenty of natural light.

**Kitchen/Diner**

25'7" x 18'4"

The kitchen is fitted with a contemporary range of wall, base and drawer units, complementing granite work surfaces, tiled splash backs and Belfast sink/drainers unit. Benefitting from integrated appliances including; a microwave oven, electric oven with warming drawer, induction hob and dishwasher. The kitchen also benefits from a large island and spacious walk in pantry which has space for additional appliances. The dining area provides space for a table and chairs and has views overlooking the garden, with French doors leading onto the patio.

**Utility Room**

11'5" x 6'2"

The utility room provides additional storage space along with room for further free standing appliances, a sink/drainers and plumbing for a washing machine.

**Cloakroom**

Fitted with a WC and wash hand basin.

**Master Bedroom**

21'3" x 13'7"

The generous master bedroom provides space for a king sized bed, further furniture and benefits from a large storage space with mirrored doors and bay window to the front elevation.

**Ensuite**

11'5" x 4'11"

The ensuite contains a double shower cubicle, WC and

wash hand basin and heated towel rail. Frosted window to the side elevation.

**Sun Room**

9'6" x 9'2"

The sun room is accessed via the master bedroom, providing a further seating areas with views to the front elevation and skylight.

**Bedroom Two**

12'9" x 10'5"

The second bedroom is a large double bedroom with neutral decor and window to the rear elevation.

**Ensuite**

6'10" x 4'11"

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

**Bedroom Three**

12'9" x 10'5"

The third bedroom is another spacious double bedroom with window to the front elevation and walk in wardrobe.

**Bedroom Four**

13'1" x 10'5"

The fourth bedroom is a double bedroom with neutral decor and window to the rear elevation.

**Bedroom Five**

9'2" x 8'2"

The fifth bedroom is a large single room with window to the rear elevation, currently utilised as a separate dressing room.

**Bathroom**


9'2" x 6'6"

The bathroom is fully tiled and contains a panelled bath with overhead shower, WC and wash hand basin.

**External**

Externally, the property has a large driveway and double garage equipped with roller door, water and electric points. The property has extensive gardens to the front, side and rear. The front garden is mainly laid to lawn with hedged borders leading to the side garden which has walled borders with well established trees and shrubbery and block-paved area. To the rear, the garden is mainly laid to lawn with further hedged borders and both patio and decked areas perfect for outdoor seating. There is also additional gravelled space with hot tub, outdoor shower and lighting, ideal for entertaining.

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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.



























