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Hutchinson Close Coundon, Bishop Auckland, DL14 8NY

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Offers In Excess Of £170,000

Spacious three bedroomed detached family home offered to the market with no onward chain. The property is ideally situated within close proximity to the amenities offered within the village such as convenience stores, traditional pubs and local businesses. There is a great public transport system offering opportune access into the neighbouring towns Bishop Auckland and Spennymoor which have a further array of amenities including both primary and secondary schools, healthcare services, supermarkets, retail stores and entertainment facilities. Railway links are available to places further afield such as Darlington, Durham and York, perfect for commuters.

In brief, the property comprises; an entrance hall leading into the living room, kitchen/dining room and cloakroom to the ground floor. The first floor consists of the master bedroom with ensuite, two further bedrooms and family bathroom. Externally, there is a lawned garden to the front with driveway and single garage with up and over door. To the rear, there is a large enclosed garden, mainly laid to lawn with patio space great for outdoor furniture.

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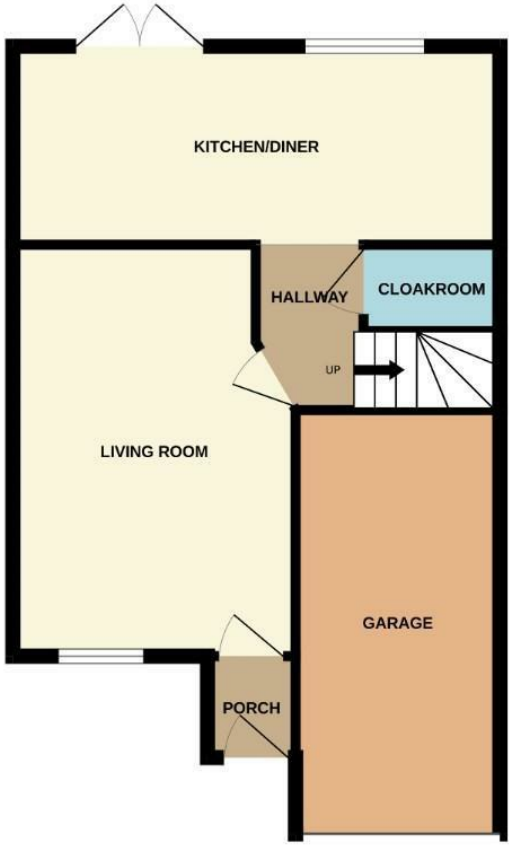
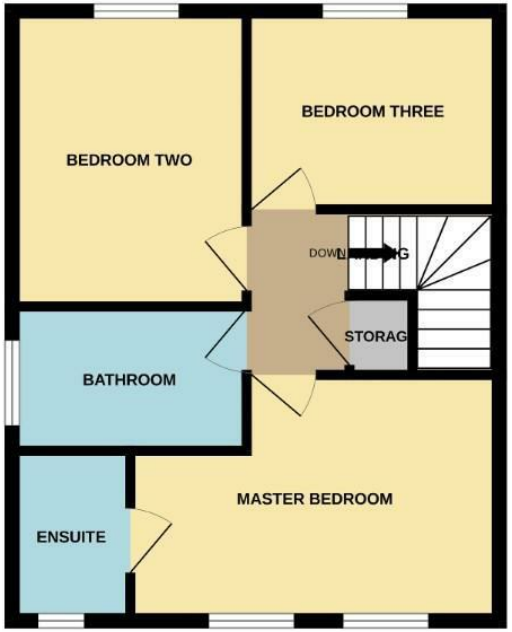
GROUND FLOOR
516 sq.ft. (47.9 sq.m.) approx.



1ST FLOOR
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA : 964 sq.ft. (89.5 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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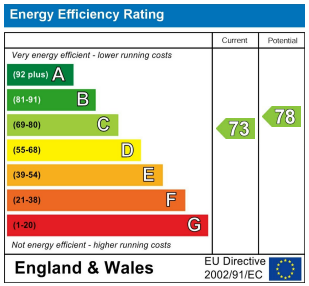
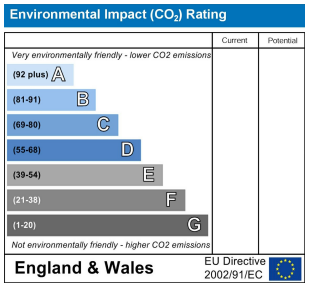




Living Room
16'0" x 10'8"
Bright and spacious living room offering plenty of room for furniture with neutral decor, wall mounted electric fire and large window to the front elevation allowing ample natural light.

Kitchen/Dining Room
18'10" x 7'8"
Modern kitchen fitted with a range of wall, base and drawer units, contrasting work surfaces and upstands, sink/drainer and integrated oven, hob and overhead extractor hood. Space is available for further free standing appliances along with a dining table and chairs while French doors lead into the rear garden.

Cloakroom
4'7" x 2'11"
The cloakroom is fitted with a WC and wash hand basin.

Master Bedroom
13'10" x 9'6"
Spacious master bedroom offering space for a king-sized bed and further furniture, benefiting from neutral decor and dual windows allowing plenty of natural light.

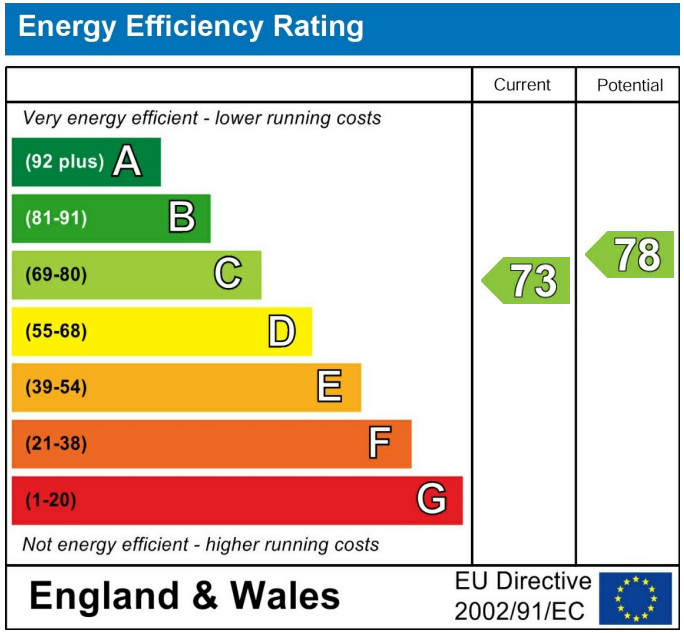
Ensuite
6'6" x 4'6"
Master bedroom ensuite fitted with a full length shower cubicle, WC and wash hand basin.

Bedroom Two
11'3" x 8'8"
A second double bedroom with ample room for furniture, neutral decor and window to the rear elevation.

Bedroom Three
9'10" x 7'10"
The third bedroom is a large single room with window to the rear elevation.

Bathroom
8'7" x 5'6"
Family bathroom fitted with a panelled bath, WC and wash hand basin.

External
Externally, there is a lawned garden to the front with driveway and single garage with up and over door. To the rear, there is a large enclosed garden, mainly laid to lawn with patio space great for outdoor furniture.



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.