
HUNTERS®
HERE TO GET you THERE
Hutchinson Close Coundon, Bishop Auckland, DL14 8NY

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Price £225,000

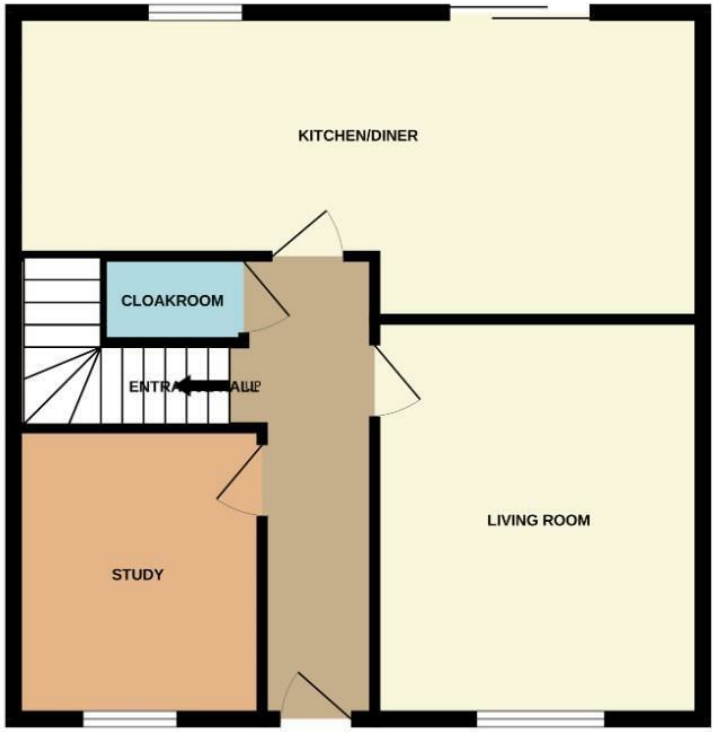
Immaculately presented four bedroomed family home situated on Hutchinson Close, Coundon. Set within a quiet plot to the rear of the cul-de-sac, the property faces onto rolling country fields allowing a scenic outlook and has the added benefit of a beautifully landscaped rear garden and a single garage with driveway offering ample off street parking. Located a short distance from local amenities within the village, including; local shops, cafes, traditional pubs and primary schools, while Bishop Auckland is also only approximately 2 miles away, providing easy access to a further range of primary and secondary schools, supermarkets, retail stores, healthcare services, local businesses and entertainment facilities. Public transport links via the train and bus station allow access 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, second reception room, open-plan kitchen/dining room and cloakroom to the ground floor. The first floor consists of the master bedroom with private ensuite, three further bedrooms and family bathroom. Externally, the property has a lawned garden to the front with pathway leading to the main entrance and raised planters ideal for avid gardeners. To the rear, the property boasts a fantastic landscaped garden, fully enclosed with paved pathways and patio space perfect for outdoor furniture, lawned areas and raised flower beds hosting an array of seasonal flowers, trees, plants and shrubbery. The driveway and single garage on a detached block to the rear, offers secure storage and off street parking. The garage has the benefit of power already connected.

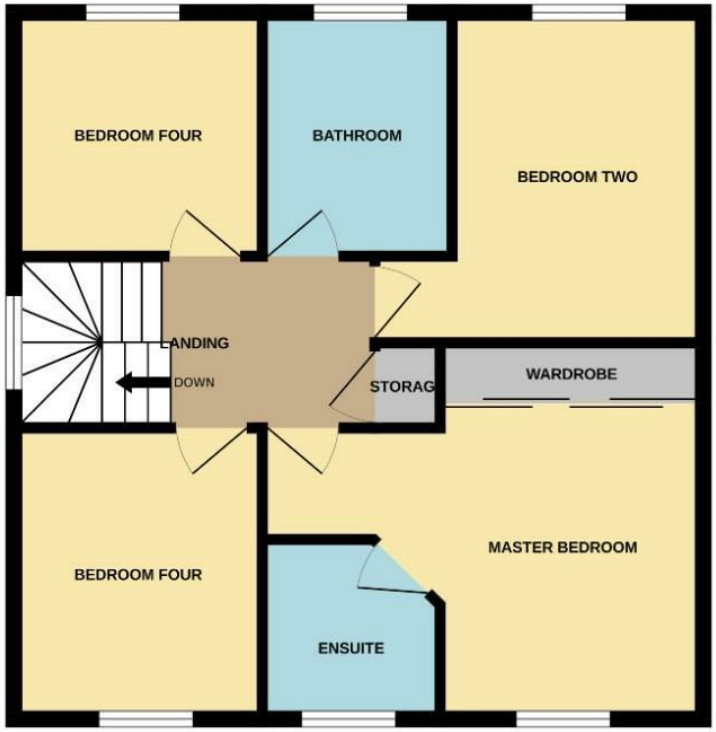
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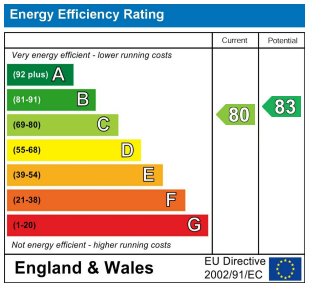
GROUND FLOOR

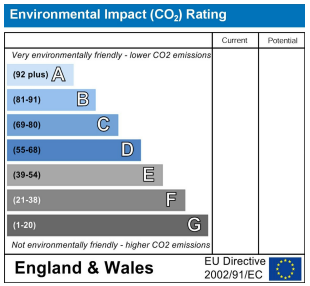


1ST FLOOR



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
14'1" x 11'6"
The living room is situated to the front of the property offering plenty of room for furniture with modern decor and large window with shutters allows lots of natural light with views over the country fields.

Second Reception Room
9'6" x 8'10"
Also to the front elevation is the second reception room, currently utilised as a home office and could also be used as a formal dining room or play room.

Kitchen/Dining Room
24'3" x 10'9"
Modern kitchen fitted with a range of high gloss wall, base and drawer units, complementing quartz worktops and upstands, stainless steel inset sink along and breakfast bar along with integrated electric oven, hob and overhead extractor hood. Space is available for free standing appliances and furniture including an American style fridge/freezer, dining table and chairs with French doors leading into the rear garden.

Cloakroom
5'6" x 2'11"
Ground floor cloakroom fitted with a wash hand basin and WC.

Master Bedroom
10'7" x 8'11"
Generously sized master bedroom allowing space for a king-sized bed and further furniture benefiting from fitted wardrobes with mirrored doors, country views to the front elevation and access leads into the ensuite.

Ensuite
6'2" x 6'2"
Ensuite bathroom fitted with a corner shower cubicle, heated towel rail, wash hand basin and WC.

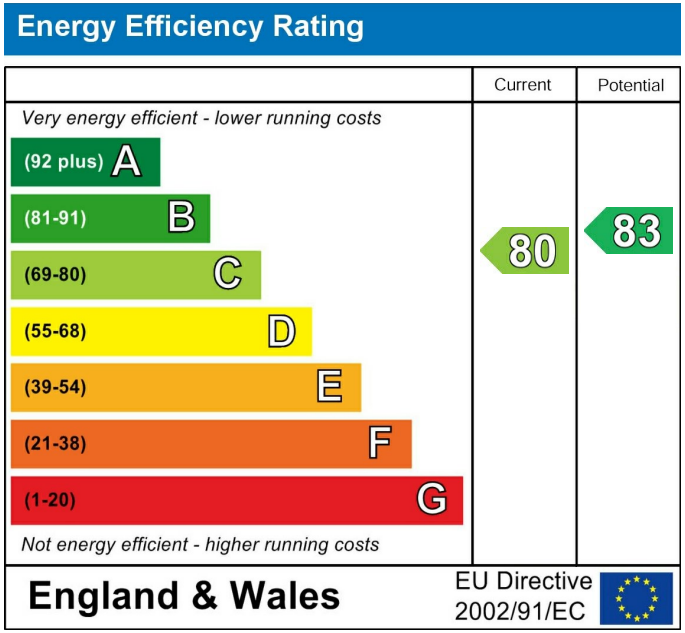
Bedroom Two
12'1" x 9'0"
The second bedroom is another well-sized double room with plenty of space for a king-sized bed and further furniture with window to the rear elevation.

Bedroom Three
9'6" x 8'6"
The third bedroom is a large single bedroom with plenty of space for furniture, modern decor and window to the front elevation.

Bedroom Four
8'10" x 8'6"
The fourth bedroom is a large single room which could also be utilised as a dressing room with window to the rear.

Bathroom
The family bathroom is fitted with a panelled bath, corner shower cubicle, heated towel rail, WC and wash hand basin with frosted window to the rear elevation.

External
Externally, the property has a lawned garden to the front with pathway leading to the main entrance and raised planters ideal for avid gardeners. To the rear, the property boasts a fantastic landscaped garden, fully enclosed with paved pathways and patio space perfect for outdoor furniture, lawned areas and raised flower beds hosting an array of seasonal flowers, trees, plants and shrubbery. The driveway and single garage on a detached block to the rear, offers secure storage and off street parking. The garage has the benefit of power already connected.



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.







