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Copley Bent, Butterknowle, DL13 5QN

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£270,000

Stunning four bedroomed detached family home located on Copley Bent on the outskirts of Butterknowle. The property has had various improvements made by the current owners including the installation of solar panels, in order to improve the previous EPC rating to achieve a new grade D. The property benefits from spacious front & rear gardens, large garage with electric roller door, both solid and oil heating systems and surrounding countryside views. The nearby village of Cockfield has local amenities available such as; a doctors surgery, pub and primary school, while the neighbouring towns of Bishop Auckland and Barnard Castle provide access to further amenities such as supermarkets, cafés, restaurants, healthcare services and both primary and secondary schools. The nearby A688 and the A68 lead to the A1(M) both North and South, ideal for commuters, whilst there is also an extensive public transport system through the villages allowing for access to the neighbouring towns.

In brief, the property comprises; an entrance porch leading through into the living room/diner, kitchen, utility room and snug to the ground floor. The first floor contains the master bedroom with ensuite, three further bedrooms and family bathroom. Externally, the property has a lawned garden to the front with stone-walled borders, well established trees and shrubbery, paved patio area, along with a driveway leading to the large garage with electric roller door. To the rear, there is a private patio area offering a perfect space for outdoor seating with fantastic views of the rolling countryside fields, along with a vegetable patch and greenhouse ideal for avid gardeners.

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The floor plan shows a property with the following rooms and features:

- LOUNGE/DINING ROOM:** A large central room with a fireplace on the left wall and a bay window on the right wall.
- KITCHEN:** Located to the right of the lounge/dining room, featuring a sink, stove, and built-in oven.
- UTILITY ROOM:** Adjacent to the kitchen, containing a washing machine and a storage cupboard.
- GARAGE:** A large room attached to the utility room, with a door leading to the front porch.
- PORCH:** A small front porch with a door leading into the lounge/dining room.
- STAIRS:** A central staircase with an 'UP' arrow indicating the direction to the first floor.
- SNUG:** A small room located between the lounge/dining room and the stairs.
- STORAGE:** A small storage area located between the utility room and the garage.

The floor plan shows a central staircase with an upward arrow and the word 'UP' above it, and a downward arrow with the word 'DOWN' below it. The rooms are labeled as follows:

- MASTER BEDROOM**: Located in the top left, featuring a bay window.
- BEDROOM TWO**: Located in the bottom left, featuring a bay window.
- BEDROOM THREE**: Located in the bottom right, featuring a bay window.
- BEDROOM FOUR**: Located in the middle right, featuring a bay window.
- BATHROOM**: Located in the top right.
- ENSUITE**: Located between the Master Bedroom and the Bathroom.

There are also several windows along the perimeter walls, including a large bay window on the left side of the Master Bedroom and a bay window on the right side of Bedroom Four.

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

Rating	Score Range	Current	Potential
A	92+ plus		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		

Very energy efficient - lower running costs

Not energy efficient - higher running costs

EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

Rating	Score Range	Current	Potential
A	92+ plus		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		

Very environmentally friendly - lower CO₂ emissions

Not environmentally friendly - higher CO₂ emissions

EU Directive 2002/91/EC

Living Room/Dining Room

26'10" x 13'7"
Generously sized reception room located to the front of the property, providing space for both living room and dining room furniture, benefiting from solid fuel Aga, bright neutral decor, solid wood flooring and dual windows to the front elevation.

Snug

12'7" x 9'10"
The snug offers a second reception room of another good size, fitted with a multi fuel stove with feature stone surround, neutral decor and window to the rear elevation.

Kitchen

10'3" x 9'2"
The kitchen is fitted with a range of white wall, base and drawer units, complementing work surfaces, tiled 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

10'5" x 10'5"
The utility room provides additional storage along with space for further free standing appliances, plumbing for a washing machine and French doors leading out onto the rear patio.

Master Bedroom

14'5" x 13'1"
The fantastic master bedroom is a generous double bedroom, providing space for a king sized bed along with further free standing furniture, benefiting from dual aspect windows, neutral decor and access into the ensuite.

Ensuite

5'6" x 3'1"
The tiled ensuite to the master bedroom contains a

shower cubicle with overhead mains fed shower, WC and wash hand basin.

Bedroom Two

14'5" x 12'5"
The second bedroom is another sizable double bedroom with plenty of space for furniture, neutral decor and large window to the front elevation.

Bedroom Three

13'1" x 9'2"
The third bedroom is another double bedroom with neutral decor and window to the front elevation.

Bedroom Four

8'3" x 6'4"
The fourth bedroom is a single bedroom with window to the side elevation.

Bathroom

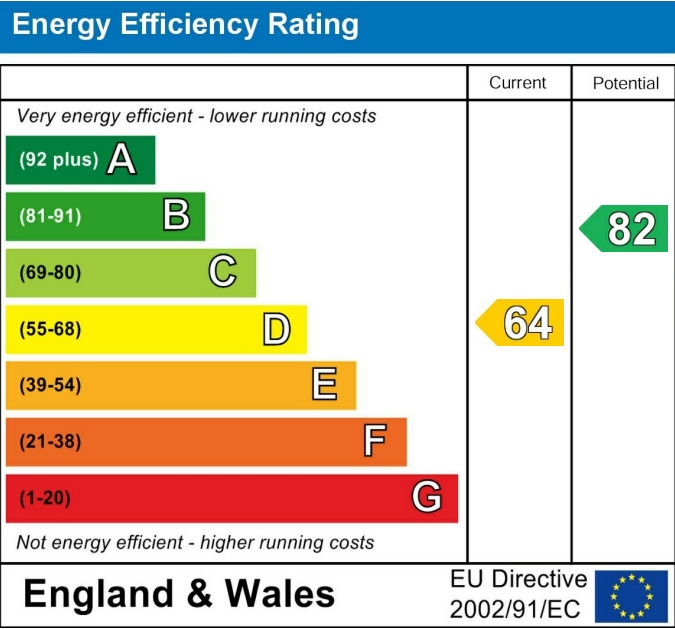
9'10" x 10'10"
The family bathroom contains a free-standing, roll top bath, double walk in shower cubicle, heated towel rail, WC and wash hand basin.

External

Externally, the property has a lawned garden to the front with stone-walled borders, well established trees and shrubbery, paved patio area, along with a driveway leading to the large garage with electric roller door. To the rear, there is a private patio area offering a perfect space for outdoor seating with fantastic views of the rolling countryside fields, along with a vegetable patch and greenhouse ideal for avid gardeners.

Garage

15'5" x 11'5"



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.









