



## West End

Witton Le Wear DL14 0BL

Guide Price £270,000





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# West End

Witton Le Wear DL14 0BL



- Three Bedroom Stone Terrace
- EPC Grade D
- New uPVC windows throughout

- Set Over Three Floors
- New Beautiful Bathroom
- Ground Floor WC

- Renovated To High Standard
- New Modern Fitted Kitchen
- Sweeping Views

17 West end is a stunning period property which has been extensively but sympathetically restored throughout including an ORANGERY and TERRACED BALCONY, PLUS SEPARATE GARDEN/PARCEL OF LAND to the rear taking full advantage of the views over the hills and beyond. The home is warmed via oil central heating with recently refitted combi boiler and has a Multi fuel burning stove in the lounge. Set over THREE FLOORS the property layout comprises of: entrance lobby, hallway, lounge to front, newly fitted kitchen opening out onto a beautiful orangery with balcony, your very open spot to sit and unwind. To the first floor are two double bedrooms and a luxurious bathroom suite. Externally to the rear the property has a wrap around terraced balcony with sweeping views over the countryside, steps lead down to a paved patio area and parking bay. ADDITIONALLY IS A SEPARATE PARCEL OF LAND/GARDEN to the rear down the service lane suitable for a variety of uses ( the title plan showing the boundary can be requested via the office.)

## GROUND FLOOR

### Utility Room

12'4" x 8'6" (3.771 x 2.601)

Fitted with base units having solid oak work surfaces over, plumbing for washing machine, space for tumble dryer, cupboard housing oil central heating radiator, uPVC rear entrance door and window.

### Ground Floor WC

Fitted with a wash hand basin set to vanity unit, WC, tiled splash back and extractor fan.

### Bedroom Three

16'0" x 6'6" (4.884 x 1.985)

Having spot lights to ceiling, central heating radiator and UPVC double glazed window .

## SPIRAL STAIRCASE TO FIRST FLOOR

### Orangery

9'7" x 9'2" (2.926 x 2.817)

A stunning room to the rear of the property taking in full advantage of the views, having central heating radiator, feature cast iron spiral staircase leading to ground floor, and french doors leading out onto the balcony.

### Kitchen

17'4" x 7'0" (5.301 x 2.154)

Newly fitted kitchen , square sink unit, integrated dishwasher, integrated double eye level electric oven & Microwave, and separate induction hob having extractor chimney over, space for fridge freezer, and opening with French doors to orangery.

### Lounge

14'8" x 12'2" (4.492 x 3.709)

Having feature fireplace housing multi fuel burning stove, central heating radiator, under stairs storage cupboard and UPVC double glazed window to front.

### Entrance Hallway

Having stairs to first floor and UPVC double glazed entrance door.

## FIRST FLOOR

### Landing

### Bedroom One

10'10" x 9'6" (3.314 x 2.920)

Having double fitted wardrobe, central heating radiator and UPVC double glazed window to front.

## Bedroom Two

13'10" x 7'4" (4.229 x 2.251)

Having central heating radiator and UPVC double glazed window to rear having amazing countryside views.

## Bathroom

Recently renovated bathroom consisting of XL Bath with over head rainfall shower and waterfall bath tap. The room is fully tiled with Metro style tiles and none slip tiled floor throughout. Benefiting from a round Ceramic sink sitting on solid oak worktop with tall waterfall chrome finish tap sits, this modern room also features Bluetooth Wall mirror with demist setting and Led inset lighting, along with full led ceiling lights and clear view bathroom window which overlooks the picturesque countryside views and beyond.

## Externally

Externally to the rear the property has a wrap around terraced balcony with sweeping views over the countryside, steps lead down to a paved patio area and parking bay.

## Separate Garden

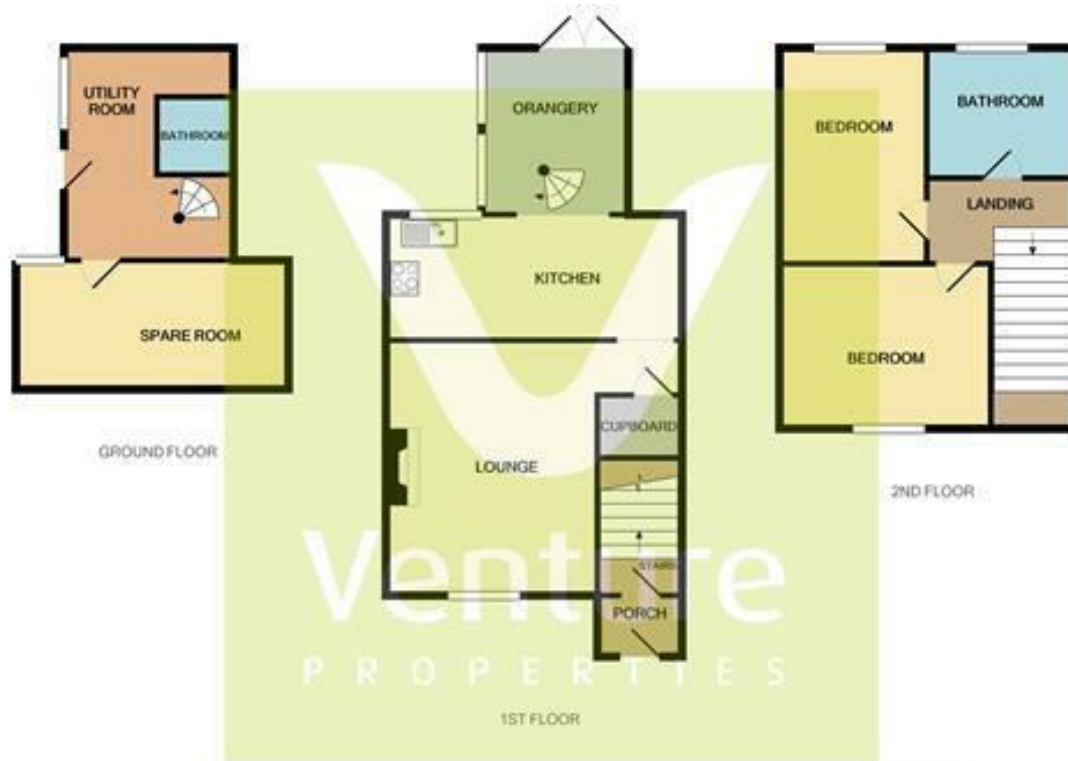
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## Energy Performance Certificate

To access the Energy Performance certificate for this property, please use the following link:

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/2569-0111-7582-1586-4111>

EPC Rating D



While every attempt has been made to ensure the accuracy of the floor plan 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 for any prospective purchaser. The fixtures, fittings 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			100
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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