



22 Limestone Way Coundon, Bp Auckland DL14 8JL

- 3 Bedroom Detached Family Home
- FULLY FURNISHED
- Excellent Transport Links
- Sought After New Development
- Generous Corner Plot
- Must Be Viewed

Offers In The Region Of £204,950

22 Limestone Way

Built by Persimmon Homes, Rea Estates welcome to the sales market this 3 Bedroom Fully Furnished Family Home situated on the Bishops Green Development within the village of Coundon, offering a range of local amenities and approximately two miles to the East of Bishop Auckland.

There are excellent transport links with the A689 trunk road giving direct access to the A1 and the major commercial centres of the Northeast.

The 'Derwent Corner' is a property that has been designed for modern living and briefly comprises; Entrance Hallway, Cloakroom/Wc, a spacious Living Room and an open plan Kitchen/Dining Room with French doors opening to the garden and access to the Utility Room.

To the first floor there is a Family Bathroom and Three Bedrooms, the Master of which has En-Suite Facilities

Occupying a generous plot the property has gardens to three sides, which are laid to lawn.

Lounge: 12'09 x 11'11 (3.94m x 3.68m)

A well proportioned lounge with window to the side elevation and radiator.



Ground Floor

Entrance Hallway

Composite entrance door to hallway with staircase rising to the first floor, double glazed window to the side elevation, central heating radiator, under stair storage cupboard and LVT flooring (which continues throughout the ground floor)



Cloakroom/Wc

Fitted with a low level w/c and pedestal wash hand basin. Ceiling mounted extractor fan and radiator.

These particulars have been produced in good faith as a reasonable representation of the property. The mention of any appliances does not imply that they have been tested by Rea Estates and all measurements are approximate. You should also instruct a solicitor to investigate all legal matters relating to the property, eg, title, planning permission etc. Should you wish to obtain further information please contact one of our friendly advisors.

Kitchen Dining Room:
17'11 x 9'3 (5.51m x 2.84m)

Upgraded kitchen fitted with a range of base, drawer and wall units with complementary work surfaces and up stands. One and a half bowl sink unit with central mixer tap, integrated dishwasher, fridge, freezer, gas hob, electric oven and extractor hood. Central heating radiator, door to utility, double glazed window and French doors opening to the garden.



Utility:
5'11 x 5'06 (1.80m x 1.68m)

Wall mounted central heating boiler, laminate work surface and integrated washing machine. Door to storage cupboard and composite door opening to the side elevation.

First Floor

Landing

Double glazed window to the front elevation, spindle balustrade, loft access hatch, doors to storage cupboard and to:

Master Bedroom:
12'9 x 10'6 (3.94m x 3.25m)

Double glazed window to the side elevation, mirrored sliding door wardrobes, radiator and door to en-suite.



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En-Suite

Part tiled en-suite comprising; shower enclosure with mains fed unit, low level w/c and pedestal wash hand basin. Two double glazed windows, wall mounted extractor fan and radiator.



Bathroom

Part tiled bathroom fitted with a pristine white suite comprising, electric shower and glass screen over panelled bath, low level w/c and pedestal wash hand basin. Obscure double glazed window, wall mounted extractor fan and radiator.



Bedroom Two:

9'6 x 9'5 (2.93m x 2.90m)

Double glazed window to the side elevation, mirrored sliding door wardrobes and radiator.



Externally

To the front and side of the house there is an open plan garden which is laid to lawn with decorative flower border. Gated side access to both sides, leads to the private and enclosed rear garden. A detached garage provides off road parking facilities.



Bedroom Three:

9'5 x 8'0 (2.90m x 2.49m)

Ample sized third bedroom with two double glazed windows and radiator.

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