



*****FULLY AVAILABLE*** NO CHAIN INVOLVED ***** An individually designed detached bungalow offering inherent charm and undoubted potential. 'Kempsford' is set back on Coniscliffe Road in a prestigious part of West Park and occupies a generous and secluded plot surrounded by beautifully established gardens. This unique home offers thoughtfully planned accommodation with a versatile and well proportioned layout incorporating two reception rooms and three large bedrooms. A significant first floor attic space allows a prospective buyer to further add to the already sizeable layout with three separate rooms. An internal viewing comes highly recommended to appreciate both the internal and external space on offer. In brief the layout comprises: entrance hall with useful cloakroom/WC, spacious dual aspect lounge enjoying views of the garden and including a feature fire surround and gas fire, rear dining room allowing potential for use as an additional bedroom, kitchen with walk-in pantry, rear lobby with access to a useful utility room, three large bedrooms and bathroom with separate WC. Externally the property is approached by a private driveway on a slightly elevated plot with a pleasant sun terrace overlooking the front garden. Impressive side and rear gardens along with a larger than average drive through garage further adds to the property's appeal. The home offers an unrivalled opportunity for those seeking to invest in a statement home with scope to further enhance.

Coniscliffe Road, West Park, TS26 0BT
3 Bed - Bungalow - Detached
£345,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

GROUND FLOOR

ENTRANCE HALL

17'11 x 8'8 (5.46m x 2.64m)

Accessed via glazed entrance door, fitted carpet, coving to ceiling, two single radiators, walk-in storage cupboard, two loft hatches to attic room which is accessed via a pull down ladder.

CLOAKROOM/WC

Fitted with a two piece suite comprising: wall mounted corner wash hand basin with chrome dual taps, low level WC, window to the front aspect, shelved recess, fitted carpet.

LOUNGE

18'9 x 14'11 (5.72m x 4.55m)

A spacious family lounge which offers an abundance of natural light and enjoys pleasant views to both the front and side aspects, fitted with an attractive feature fire surround with 'marble' style back and base with an inset gas fire, fitted carpet, coving to ceiling, television point, two double radiators.

DINING ROOM

14'11 x 14'1 (4.55m x 4.29m)

Offering use as a dining room or potential use as an additional bedroom with large window to the side aspect, fitted carpet, coved ceiling, convector radiator, serving hatch to kitchen.

KITCHEN

13' x 10'3 (3.96m x 3.12m)

Fitted with a range of base units with fitted worktop, double drainer stainless steel sink unit with dual taps, tiling to splashback, recess for gas cooker, space for free standing appliances, five drawer unit to base level, space for breakfast table and chairs, window to the rear aspect, two useful storage cupboards, additional walk-in pantry with fitted shelving and window to the rear aspect, double radiator, access to rear lobby.

REAR LOBBY

Glazed door to the rear garden, walk-in storage room, access to utility.



Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

UTILITY ROOM

11'11 x 7'5 (3.63m x 2.26m)

A useful utility room which offers ample space for appliances including plumbing for an automatic washing machine, ceramic sink with dual taps over, window to the rear aspect, Worcester gas central heating boiler.

BEDROOM 1

16'1 x 15' (4.90m x 4.57m)

A large master bedroom with wash facilities, large window to the front aspect, fitted carpet, coved ceiling, double radiator.

BEDROOM 2

15'11 x 14' (4.85m x 4.27m)

Large window to the front aspect, fitted carpet, coved ceiling, double radiator.

BEDROOM 3

12'2 x 11'11 (3.71m x 3.63m)

Ideal for use as a guest bedroom with wash facilities, large window to the side aspect, fitted carpet, coving to ceiling, double radiator.

BATHROOM

10'3 x 6'11 (3.12m x 2.11m)

Fitted with a two piece white suite comprising: panelled bath with chrome mixer tap and shower attachment, pedestal wash hand basin with chrome dual taps, tiling to splashback, useful double storage cupboard, window to the rear aspect, single radiator with towel rail over.

SEPARATE WC

Fitted with a low level WC with window to the rear aspect.

FIRST FLOOR



Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

ATTIC ROOM

23'10 x 17'9 (7.26m x 5.41m)

Offering huge potential to a prospective buyer being generous in size, whilst giving additional access to two large attic rooms, both of which benefit from feature windows to the side aspects. The main attic room benefits from two 'dormer' style windows to the front aspect which enjoy beautiful views of the gardens, a walk in storage room is accessed via the main attic room.

OUTSIDE

The property is approached by a private driveway on a slightly elevated plot with a pleasant sun terrace overlooking the beautifully established front garden. Impressive side and rear gardens along with a larger than average drive through garage further adds to the property's appeal.

GARAGE

20'7 x 12'11 (6.27m x 3.94m)

A larger than average drive through garage which incorporates an up and over door to the front and timber doors to the rear, additional access door from the sun terrace, side window.



Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.



Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

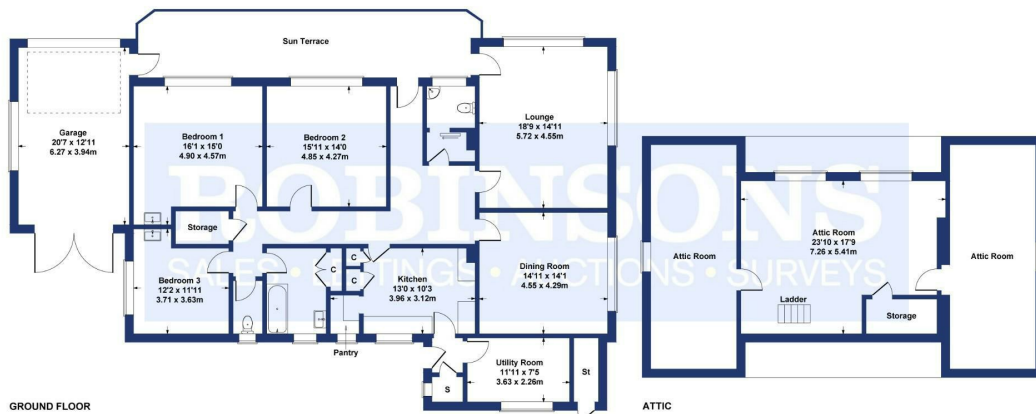
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

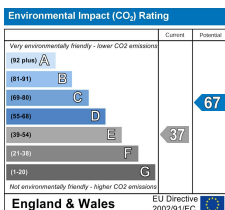
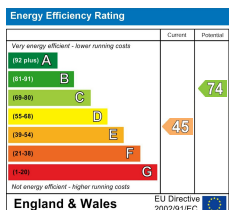
Coniscliffe Road
Approximate Gross Internal Area
2505 sq ft - 233 sq m



GROUND FLOOR

ATTIC

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their
joints and locations, are approximate only. They cannot be regarded as
being a representation by the seller, nor their agent.
Produced by Potterplans Ltd. 2019



DURHAM SALES & LETTINGS OFFICE

DURHAM CITY
1 Old Elvet
DH1 3HI

T: 0191 386 2777 (Sales)
T: 0191 383 9994 (option1) (Lettings)
E: info@robinsonsdurham.co.uk

CHESTER-LE-STREET

45 Front Street
DH3 3BH

T: 0191 387 3000
E: info@robinsonsls.co.uk

SPENNYMOOR

11 Cheapside
DH16 6QE

T: 01388 420444
E: info@robinsonsspenny Moor.co.uk

DARLINGTON

7 Duke Street
DL3 7RX

T: 01325 484440
E: info@robinsonsdarlington.co.uk

MIDDLESBROUGH

26 Stokesley Road
TS7 8DX

T: 01642 313666
E: info@robinsonsmiddlesbrough.co.uk

BISHOP AUCKLAND

120 Newgate Street
DL14 7EH

T: 01388 458111
E: info@robinsonsbishop.co.uk

STOCKTON

21 Bishop Street
TS18 1SY

T: 01642 607555
E: info@robinsonstockton.co.uk

REGIONAL LETTING & MANAGEMENT CENTRE

DURHAM CITY
14 West Terrace
DH6 4HP

T: 0191 383 9994 (option 2)
T: 0191 383 9994 (option1) (Lettings)
E: admin@robinsonslettings.co.uk

CROOK

Royal Corner
DL15 9UA

T: 01388 763477
E: info@robinsonscrook.co.uk

EDGEFIELD

3 High Street
TS21 2AU

T: 01740 621777
E: info@robinsonsedgfield.co.uk

HARTLEPOOL

106 York Road
TS26 9DE

T: 01429 891100
E: info@robinsonshartlepool.co.uk

INGLEBY BARWICK

Barwick Lodge
TS17 0RH

T: 01642 762944
E: info@robinsonbarwick.co.uk

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.



ROBINSONS

SALES • LETTINGS • AUCTIONS • SURVEYS