



Wellgarth Court, North Bitchburn, Crook, County Durham

£350,000

We are pleased to offer this unique 5 bed architect designed timber framed property for sale. It is a large detached house, generously proportioned, situated in the semi rural location of North Bitchburn with views over open countryside. To view from the street is deceptive as this property offers accommodation on ground floor and lower ground floor level. There are landscaped gardens to the front with patio area, fish pond, fruit trees and vegetable garden. We think this is a great opportunity to own a fantastic family home. Viewing comes highly recommended.

Wellgarth Court, North Bitchburn, Crook, County Durham

Ground Floor

Entrance Porch

UPVC double glazed doors and side panel, tiled floor, timber and glazed door to

Entrance Hallway

With coving to ceiling, double central heating radiator, ash floor, beautiful wood spindle balustrade and staircase to lower ground floor, stained glass window, telephone point, storage cupboard and services door to garage

Cloakroom/WC 6'7" x 12'11"

Wash hand basin, wc, vinyl floor, tiled splash backs

Sitting Room 24'3" x 14'2"

With Ash floor, feature stone fireplace with LPG living flame gas fire, tv point, tv display plinths, two central heating radiator, UPVC double glazed window and sliding patio doors to a balcony with wrought iron railing

Kitchen/Breakfast Room 11'6" x 21'3"

Karndene tile effect in the kitchen area and ash wood strip floors in the breakfast area, beech wall and base units and display units with solid beech and grey speckled work surfaces over, one and a half bowl sink unit with mixer taps over, tiled splashbacks, AEG LPG gas hob, AEG Competence double electric oven, extractor hood over, integrated fridge, central heating radiator

Utility 7'11" x 7'8"

Karndene tile effect floor, beech veneer wall and base units with grey work surface over, single drainer stainless steel sink unit with mixer taps over, plumbing and space for washing machine, Eurostar floor standing oil fired central heating boiler, clothes pulley, UPVC double glazed entrance door

Larder 7'11" x 3'6"

Vinyl floor covering, fully shelved, extractor fan

Bedroom 2 12'8" x 16'8"

Curtain pole, central heating radiator, two wall lights, triple globe brass pendant light, loft access

En-Suite

En suite shower room, vinyl floor covering, tiled to half height, pedestal wash hand basin, wc, corner shower cubicle with mains fed shower, central heating radiator

Lower Ground Floor

Hallway

Central heating radiator, understairs storage

Lounge/Sunroom 16'7" x 12'10" (into Bay)

Beech effect laminate floor, two double central heating radiators, ceiling lights, spotlight bar, french doors opening to patio area

Storage Cupboard 16'2" x 9'0"

Vinyl flooring, fluorescent light

Master Bedroom 17'5" x 13'2"

Central heating radiator, two wall light points and tv point

En-Suite 7'3" x 6'3"

Pedestal wash hand basin, wc, shower cubicle with mains fed shower, vinyl floor, tiled to half height, shower fan, shaver point, heater.

Dressing Room 10'2" x 3'8"

Two double wardrobes, shelved cupboard, overhead cupboard

Bedroom 3 12'10" x 9'9"

Fitted wardrobes, wall and pendant lights, central heating radiator

Bedroom 4 12'10" x 10'0"

Fitted wardrobes, wall and pendant lights, central heating radiator

Bedroom 5/Study 11'6" x 21'3"

Pendant light, central heating radiator

Bathroom/WC

Three piece suite including panelled bath with shower over and shower rail, wc, pedestal wash hand basin, mirror and shelf, towel rail, tiled walls, central heating radiator, tiled to half height

Exterior

To the front is a block paved parking area providing off street parking for two or more cars, double garage with two up and over doors, electric power sockets and lighting, workbench and shelves, low maintenance garden with ornamental bushes and shrubs. To the rear is a gently sloping garden accessed from french doors from the lounge. There is a large patio area with steps down into the garden which is lawned. there is a fishpond with waterfall, arbour, vegetable garden, greenhouse, garden shed, garden hedges and flower beds. There is a plastic central heating fuel tank and gas bottle storage for LPG with switch over manifold. There is side access to the rear garden.

Reeds Rains Mortgage Advice

We can introduce you to the team of highly qualified Mortgage Advisers at Reeds Rains Ltd. They can provide you with up to the minute information on many of the interest rates available. To arrange a fee-free, no obligation appointment, please telephone this office.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.



Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		54	61
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Wales & N.Ireland Directive 2002/91/EC			
The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide emissions. The higher the rating the less impact it has on the environment.			

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		55	63
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Wales & N.Ireland Directive 2002/91/EC			
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.			