



8 CHURCHMEWS  
Winston.



**GSC GRAYS**  
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# 8 CHURCH MEWS

County Durham, DL2 3RL

Nestled in the charming village of Winston, Darlington, this deceptively spacious three-bedroom bungalow offers a modern living experience with a touch of tranquillity. The property boasts two reception rooms, perfect for entertaining guests or simply unwinding after a long day. With two bathrooms, convenience is key in this lovely home with stunning views to the rear.

## ACCOMMODATION

- \* Three bedroom bungalow
- \* Stunning views to rear
- \* Superb dining/kitchen
  - \* Balcony
- \* Master bedroom with en-suite
  - \* Two further bedrooms
  - \* Parking and garage
- \* Beautiful terrace garden



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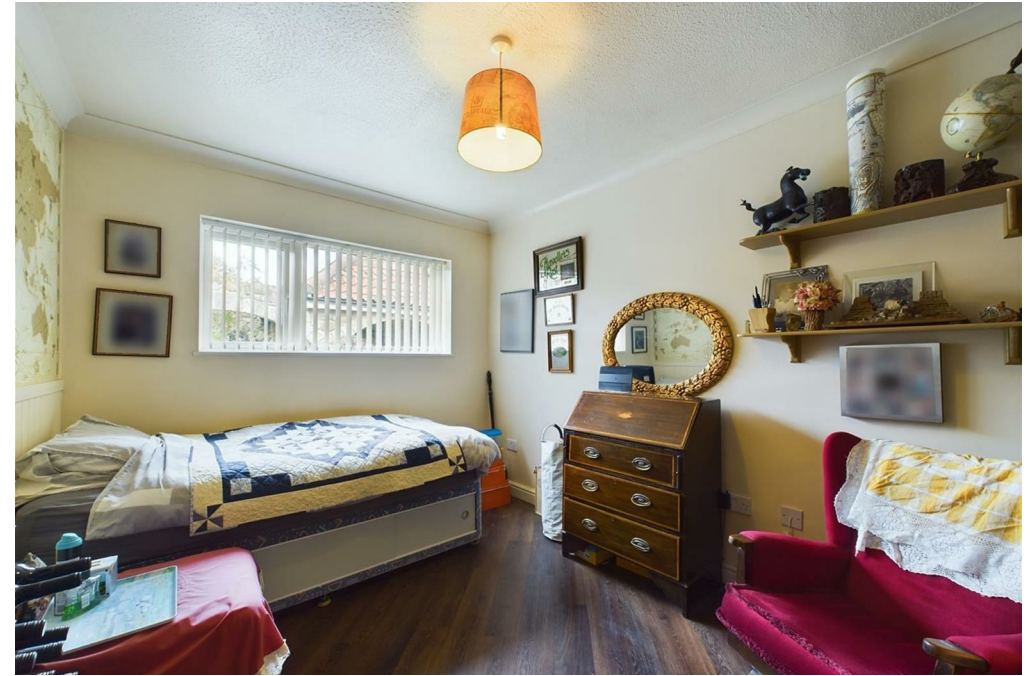
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## Description

Nestled in the charming village of Winston, Darlington, this deceptively spacious three-bedroom bungalow offers a modern living experience with a touch of tranquillity. The property boasts two reception rooms, perfect for entertaining guests or simply unwinding after a long day. With two bathrooms, convenience is key in this lovely home. One of the highlights of this property is the stunning views to the rear, providing a picturesque backdrop for everyday living. Imagine waking up to the beauty of the countryside right outside your window. The bungalow is well presented, reflecting the care and attention to detail put into its refurbishment by the current owner. The modern property age ensures that you can enjoy the comforts of contemporary living in a serene village setting. Parking is always a breeze with space for two vehicles, making coming home or having guests over a stress-free experience. Whether you're looking for a peaceful retreat or a cosy home to make your own, this bungalow in Church Mews is sure to tick all the boxes.





### Location

Barnard Castle 6 miles, Bishop Auckland 8 miles, Darlington 10 miles, Durham 20 miles (please note all distances are approximate). The property is located in the desirable village of Winston, a popular village ideally situated for easy access to local towns of Darlington, Bishop Auckland and Barnard Castle.

### Accommodation

With entrance porch leading into entrance hall and doors to the accommodation. The focal point of the property is the superb dining kitchen with island unit, an open archway through to conservatory with stunning views to rear over open countryside and bi-folding doors to the exterior and balcony area. The living room has a double glazed door to the rear and balcony as well with the focal point being a wall mounted electric heater. The master bedroom has fitted wardrobes and an en-suite shower room. There are two further bedrooms and a house bathroom. The property also benefits from a utility room with oil fired central heating boiler.



### Externally

To the front of the property is a paved courtyard garden with access to both parking and the garage. To the rear is a stunning terraced garden with staircase leading down to a three tiered garden with pond, water feature and summerhouse. There is also a useful timber built storage area.

### Garage

There is a single garage with up and over door, power, light and door to rear. The property also benefits from a single off-street parking space.

### Tenure

The property is believed to be offered freehold/leasehold with vacant possession on completion.

### Local Authority and Council Tax

Durham County Council Tel: 03000 26 00 00.  
For Council Tax purposes the property is banded F.

### Particulars

Particulars written in July 2024.  
Photographs taken in July 2024.

### Services and Other Information

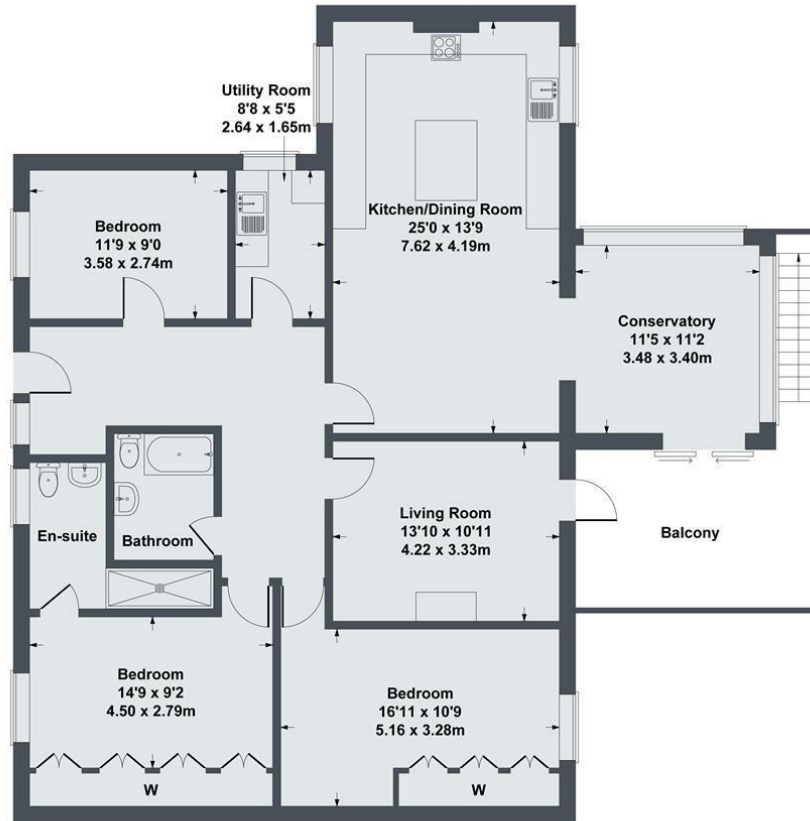
Mains electricity, drainage and water are connected. Oil fired central heating.

### EPC

Awaiting Energy Performance Certificate.

## 8 Church Mows, Winston

Approximate Gross Internal Area  
1505 sq ft - 140 sq m



### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>54</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



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