



VENTURE
PLATINUM

Red House Gardens | Willington
£335,000



A executive Four Bedroom detached family home situated in a cul de sac of only four houses this stunning detached family home offers an exceptional living experience. With four spacious bedrooms, including two with en suite shower rooms, this property is designed to accommodate the needs of modern family life. The additional family bathroom ensures convenience for all.

As you enter, you are greeted by an inviting open plan layout that seamlessly combines the lounge, dining area, and kitchen. This design not only enhances the sense of space but also creates a perfect environment for entertaining guests or enjoying family gatherings. The natural light that floods through the large windows adds to the warm and welcoming atmosphere.

Surrounded by beautifully maintained gardens, this home provides a private oasis for relaxation and outdoor activities. The double garage and ample driveway parking for up to four vehicles offer practicality and ease for busy families.

This property is not just a house; it is a home where cherished memories can be made. With its ideal location and impressive features, it presents a wonderful opportunity for those seeking a comfortable and stylish living space in a desirable area. Don't miss the chance to make this stunning family home your own.

GROUND FLOOR

Entrance Hallway

Vua upvc double glazed entrance door, stairs to first floor and central heating radiator.

Ground Floor Cloaks WC

Fitted with a white wc, wash hand basin and central heating radiator

Study

With uPVC double glazed bay window to side, central heating radiator.

Utility Room

Fitted with base units having contrasting work surfaces over, plumbing for washing machine, upvc double glazed rear door and central heating radiator.

Kitchen & Dining Room 7.230 x 2.928 (23'8" x 9'7")

Fitted with wall and base units with contrasting work surfaces over, one and a half bowl sink and mixer tap, integrated fridge freezer, integrated electric oven with gas hob with extraction chimney over, dishwasher, spot lighting to ceiling, central heating radiator, under stairs storage cupboard and opening to dining area, the dining area having central heating radiator and uPVC double glazed French doors leading to garden.

Lounge 4.601 x 4.138 (15'1" x 13'6")

With a feature built in media wall to include living flame fire, upvc double glazed bay window to side and central heating radiator.

FIRST FLOOR

Landing

A spacious area with spindle staircase and central heating radiator.





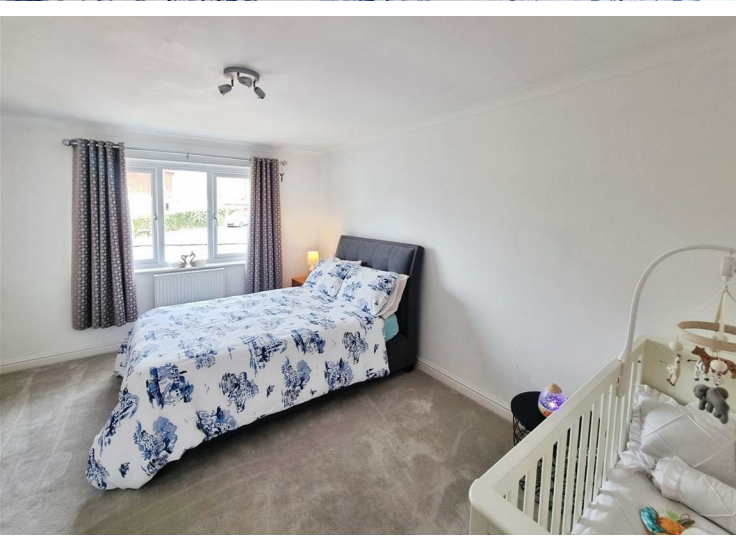
Bedroom One 4.351 x 4.015 (14'3" x 13'2")

With central heating radiator and uPVC double glazed bay window to side.

En Suite Shower Room/WC

Fitted with a double shower cubicle with mains shower over, wc, wash hand basin, central heating radiator and spot lighting to ceiling.





Bedroom Two 4.579 x 3.835 (15'0" x 12'6")

Having central heating radiator and uPVC double glazed window to rear.

En Suite Shower Room/WC

Fitted with a corner shower unit with electric shower over, wc, wash hand basin and central heating radiator.

Bedroom Three 5.122 x 4.743 (16'9" x 15'6")

Having a feature valuted ceiling, central heating radiator and uPVC double glazed window to side.

Bedroom Four 4.151 x 2.620 (13'7" x 8'7")

Having central heating radiator and uPVC double glazed window to front.



Bathroom/WC

Fitted with a white suite comprising of panelled , wc, wash hand basin, chrome heated towel and spot lighting to ceiling.

Externally

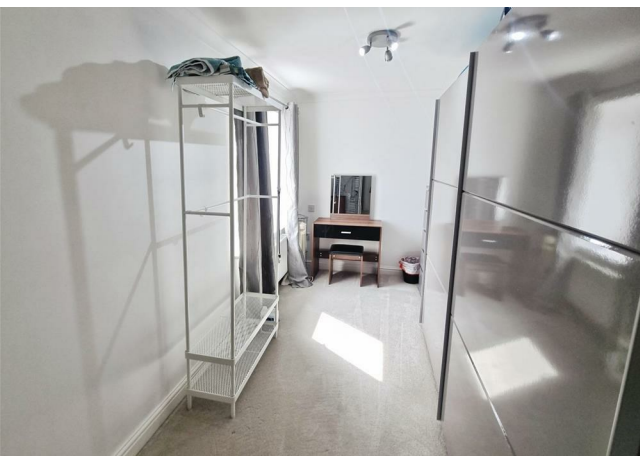
Externally the property sits within a walled garden and has gardens to three sides laid to lawn and patio areas. There is a double driveway to the front leading to a double garage.

Energy Performance Certificate

To view the full Energy Performance Certificate please use the following link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/8737-9724-8200-0748-5206>

EPC Grade C



Other General Information

Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Broadband available. Highest available download speed 1800 Mbps. Highest available upload speed 220 Mbps.

Mobile Signal/coverage: Likely with Three. We recommend contacting your service provider for further information.

Council Tax: Durham County Council, Band: E Annual price: £3,057.67 (Maximum 2025)

Energy Performance Certificate Grade C

Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.

Flood Risk: Low risk of surface water flooding. Very low risk of flooding from rivers and the sea.



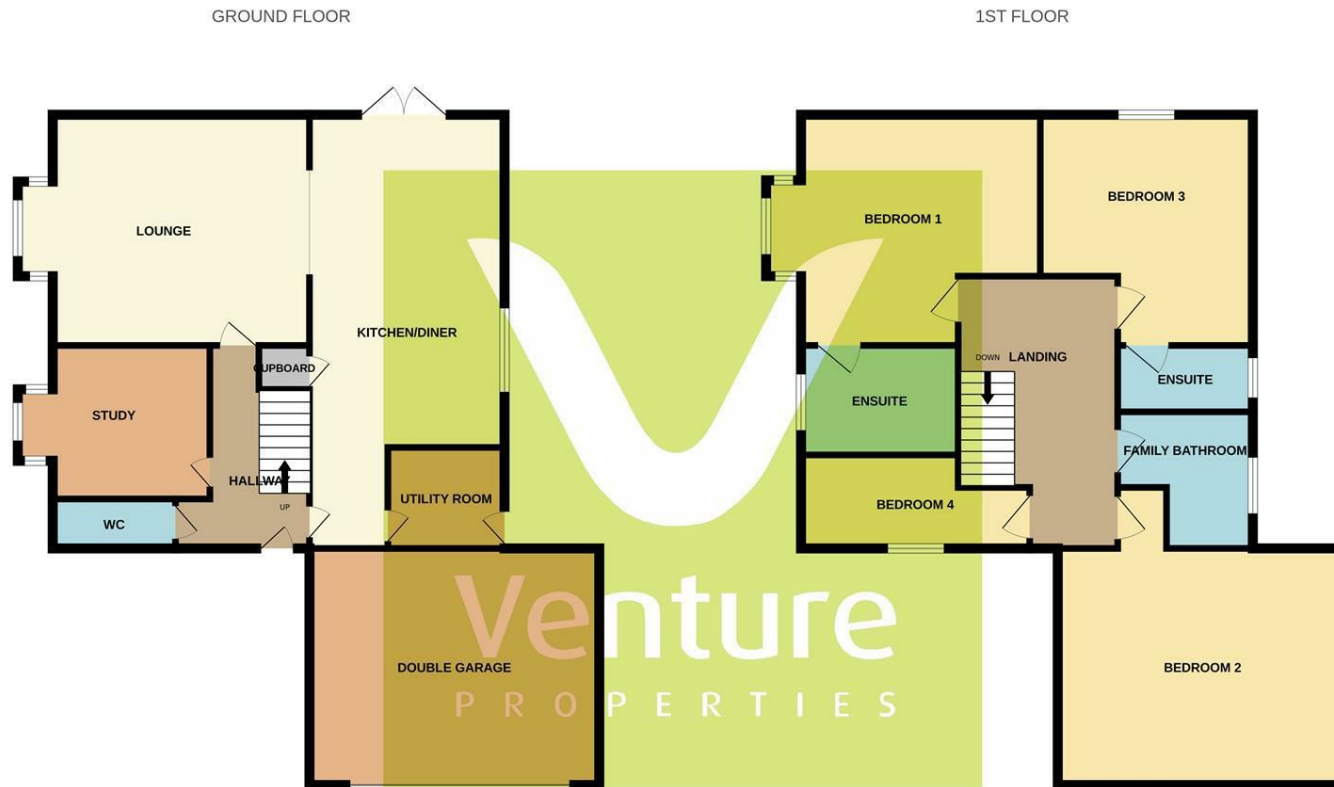
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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