



VENTURE
PLATINUM

West Road | Willington
£294,000



Nestled on the outskirts of Willington, Crook, this immaculate detached family home enjoys an enviable position with picturesque views overlooking open fields to the front. Excellently maintained throughout, the property offers generous living space and thoughtful touches designed for comfortable modern living.

Step inside to a spacious lounge, flowing seamlessly into the through dining room—perfect for relaxed family evenings or entertaining guests. To the rear, a garden room offers the ideal setting to soak in views of the private rear garden, creating a tranquil retreat all year round. The ground floor also benefits from a convenient cloakroom WC, while the garage has been cleverly converted into an additional reception room, providing flexible space for a home office, playroom, or snug.

Upstairs, four generously sized double bedrooms feature stylish fitted wardrobes, offering ample storage and a bright, airy feel. The master bedroom boasts its own en suite shower room for added privacy, with a well-appointed family bathroom serving the remaining bedrooms.

To the front, a private driveway provides off-street parking, adding further practicality to this impressive home. Enjoy peaceful walks in the surrounding countryside, and take advantage of local amenities in Willington and nearby Crook, with reputable schools, shops, and leisure facilities all within easy reach.

Truly a property to be admired—discover the charm and space on offer by booking your viewing today.

Ground Floor

Entrance Hallway

Having composite front entrance door, solid oak flooring and staircase and vertical radiator

Second Reception room 5.168 x 2.498 (16'11" x 8'2")

Having central heating radiator, wall mounted gas boiler and uPVC double glazed window to front

Lounge & Dining room 9.252 x 3.332 (30'4" x 10'11")

A large room Having solid oak flooring, feature fireplace housing electric fire , central heating radiator and vertical radiator, uPVC double glazed window to front and french patio doors to garden room

Garden Room 2.994 x 2.906 (9'9" x 9'6")

With laminate flooring and french doors to rear garden

Kitchen/Breakfast room 4.610 x 4.086 (15'1" x 13'4")

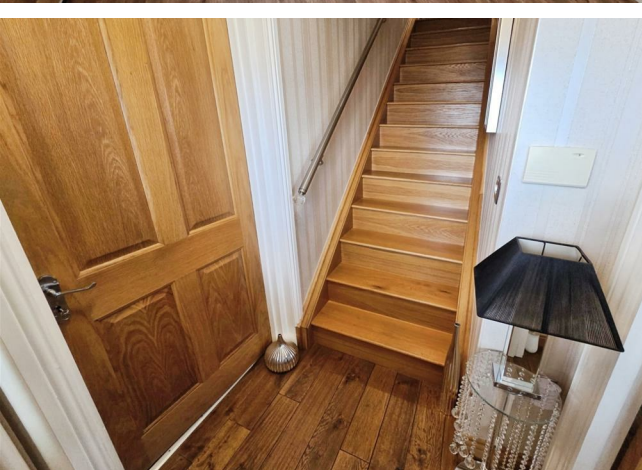
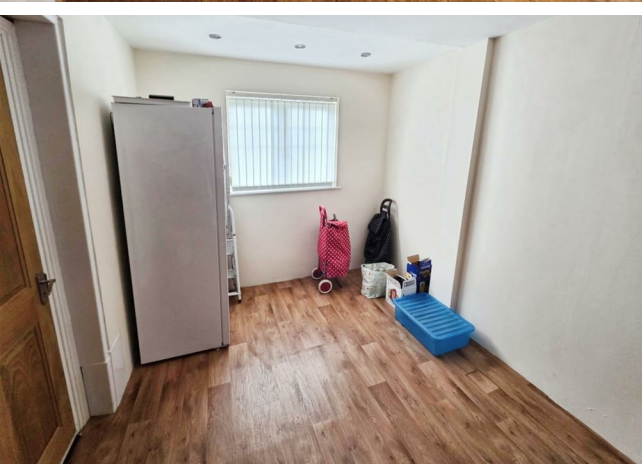
Fitted with a quality range of wall and base units with contrasting work surfaces over, one and a half bowl sink and drainer with mixer tap over, integrated eye level electric oven and microwave, separate gas hob with extraction chimney over, dishwasher, integrated fridge freezer, laminate flooring, vertical radiator and french patio doors to rear garden.

Ground Floor Cloaks Wc

Having white wc, wash hand basin and chrome heated towel rail

First Floor





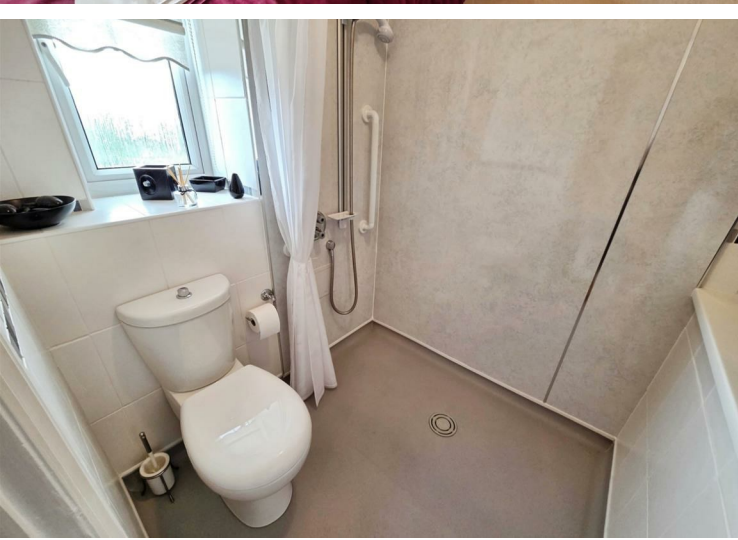
Landing

With a feature oak staircase and central heating radiator

Bedroom One 3.920 x 3.096 (12'10" x 10'1")

Central heating radiator, fitted wardrobes and uPVC double glazed window to front.





En suite Wet Shower Room/WC

With a walk in shower, wc wash hand basin and chrome heated towel rail.

Bedroom Two 3.470 x 2.734 (11'4" x 8'11")

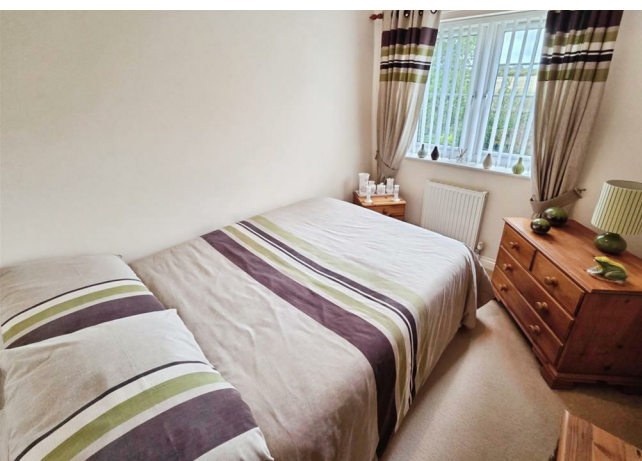
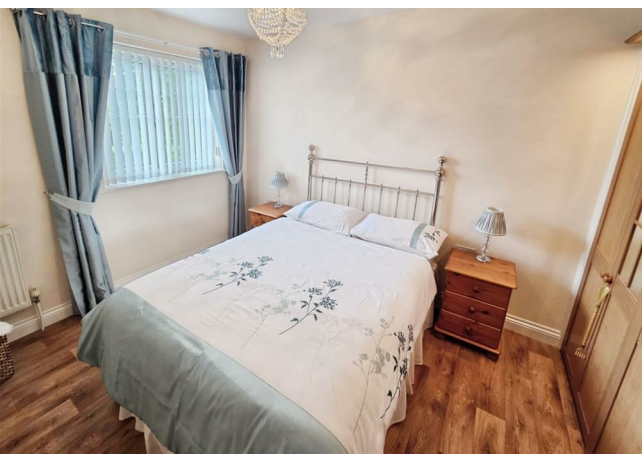
With fitted wardrobes central heating radiator and uPVC double glazed window to front.

Bedroom Three 3.080 x 3.015 (10'1" x 9'10")

Having Fitted wardrobes, central heating radiator and uPVC double glazed window to rear

Bedroom Four 2.715 x 2.198 (8'10" x 7'2")

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



Bathroom/WC

Fitted with a four piece suite comprising of panelled bath, shower cubicle with mains shower over, wash hand basin, wc and chrome heated towel rail.

Externally

Externally To The rear is a lovely enclosed garden laid to lawn Having patio area.

To the front is a small open plan garden area, and driveway.

Energy Performance Certificate

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/2772-3955-0200-3345-8204>

EPC Grade C

Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

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

Mobile Signal/coverage: We recommend speaking to your provider

Council Tax: Durham County Council, Band: D. Annual price: £2,501.73 (Maximum 2024)

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: Very Low risk of surface water flooding, flooding from the rivers and sea

Disclaimer

The preceding details have been sourced from the seller, OntheMarket.com and other third parties. Verification and clarification of this information, along with any further details concerning Material Information parts A, B and C, should be sought from a legal representative or appropriate authorities. Venture Properties (Crook) Limited cannot accept liability for any information provided.





12 West Road | Willington



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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