



Abbey Gardens

Willington DL15 0UX

£220,000



Venture
PROPERTIES



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Abbey Gardens

Willington DL15 0UX

- Spacious Three Bedroom Detached
- EPC Grade C
- Dining Room and Garden Room

- Lovely Sized Plot
- Gas Central Heating
- Master Bedroom & En-Suite



- Recently Refitted UPVC Double Glazing Throughout
- Lounge With Feature Fireplace
- Good Sized Gardens, Driveway & Detached Garage

Nestled in the charming area of Abbey Gardens, Willington, this deceptively spacious three-bedroom detached house offers a perfect blend of comfort and style. Set on a lovely good-sized plot, the property boasts an inviting atmosphere that is sure to appeal to families and professionals alike.

Upon entering, you are greeted by a generous lounge featuring a delightful fireplace, creating a warm and welcoming space for relaxation and entertaining. The three reception rooms provide ample room for various activities, whether it be hosting guests or enjoying quiet family time.

The master bedroom is a true highlight, complete with an en-suite bathroom that adds a touch of luxury to your daily routine. The additional two bedrooms are well-proportioned, making them ideal for children, guests, or even a home office.

With two bathrooms in total, this home ensures convenience for all occupants. The layout is thoughtfully designed to maximise space and functionality, making it an ideal choice for those seeking a comfortable living environment.

Viewing is essential to fully appreciate the charm and potential of this property. Don't miss the opportunity to make this delightful house your new home in the picturesque setting of Willington.

Ground Floor

Entrance Hallway

Recently refitted front entrance door and side panel, central heating radiator, open plan staircase to the first floor and timber door to understairs storage cupboard

Cloakroom / WC

Fitted with a white suite including, WC, wash hand basin, tiled splash backs, opaque UPVC double glazed window, central heating radiator, wall mounted gas fired combi boiler and tiled floor

Lounge

16'03 x 10'07 (4.95m x 3.23m)

With feature White fireplace and inset electric fire, UPVC double glazed square bay window, central heating radiators, coving to ceiling, tv point, laminated floor and double timber and glazed doors to

Dining Room

10' x 9'03 (3.05m x 2.82m)

Sliding patio door to Garden Room. Laminated floor, central heating radiator and coving to ceiling

Garden Room

11'05 x 9'05 (3.48m x 2.87m)

With recently added solid roof, UPVC double glazed windows, laminated floor, UPVC double glazed French doors to garden

Kitchen

11'07 x 9'09 (3.53m x 2.97m)

Fitted with a Cream range of wall and base units, laminated working surfaces over, inset one and a half bowl sink unit, mixer taps over, UPVC double glazed window overlooking the garden, tiled splash backs, integral appliances including electric oven, gas hob and extractor hood over, plumbing and space for washing machine, laminated floor, central breakfast bar, chrome heated towel rail and UPVC double glazed rear door

First Floor

Landing

With spindle balustrade, UPVC double glazed window and loft access

Master Bedroom

10'04 x 9'11 (3.15m x 3.02m)

UPVC double glazed window to the rear elevation, central heating radiator and fitted wardrobes to one wall

En-Suite/WC

There is a large double walk in shower cubicle with mains waterfall shower over, wc, wash hand basin, tiled walls, opaque UPVC double glazed window, tiled floor, laminated panelled ceiling with spot lighting

Bedroom Two

10'03 x 9'01 (3.12m x 2.77m)

UPVC double glazed window, central heating radiator and fitted wardrobes

Bedroom Three

UPVC double glazed window, central heating radiator and fitted wardrobes

Bathroom / WC

With a white suite including panelled bath, tiled splash backs, WC, pedestal wash hand basin, opaque UPVC double glazed window, laminated panelled ceiling with spot lighting and chrome heated towel rail

Exterior

Occupying a good sized plot. To the front of the property there is a lawned garden, as well as a side driveway providing car parking for at least two vehicles, this in turn leads to a detached garage with up and over door. Whilst to the rear of the property there is an enclosed garden which is mainly laid to lawn with two patio area and access to both sides of the property

Energy Performance Certificate

To view the Energy Performance Certificate for the property, please use the following link:-

<https://find-energy-certificate.service.gov.uk/energy-certificate/0330-2587-4420-2795-7641>

EPC Grade C

Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Broadband available. Highest available download speed 10000 Mbps. Highest available upload speed 10000 Mbps.

Mobile Signal/coverage: Likely with O2. We recommend contacting your service provider for further information.

Council Tax: Durham County Council, Band: C Annual price: 2,223.76 (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: Very low risk of surface water flooding. Very low risk of flooding from rivers and the 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.

GROUND FLOOR
587 sq.ft. (54.6 sq.m.) approx.

1ST FLOOR
521 sq.ft. (48.4 sq.m.) approx.



TOTAL FLOOR AREA: 1108 sq.ft. (102.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 and fixtures mentioned herein have not been tested and no guarantee as to their operability or efficiency can be given.
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