



Gateways

Wolsingham DL13 3HW

£325,000





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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Gateways

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- Three Bedroom Detached
- EPC Grade D
- Enclosed Rear Garden

- Gas Central Heating
- Village Setting
- Attic Space

- Cul De Sac Location
- Driveway With Garage
- Two Reception Rooms

Set within a lovely Cul De Sac in the Village Of Wolsingham is this good sized THREE BEDROOM DETACHED BUNGALOW. The property offers spacious family sized accommodation as well as a lovely well stocked garden, driveway and garage. Brief layout comprises of: Large entrance hallway, Lounge, Dining room, Fitted Kitchen, Utility Room, three bedrooms one currently used as a snug. Additionally a staircase from the hallway leads up to a large attic space which is fully boarded and has power and lighting. Externally the home has gardens to three sides, a driveway leading to a single garage.

GROUND FLOOR

Hallway

Having two central heating radiators, and front entrance door.

Lounge

19'7" x 11'6" (5.978 x 3.513)

With feature brick built fireplace, double patio doors to side, central heating radiator and uPVC double glazed window to front.

Dining Room

9'11" x 9'4" (3.023 x 2.857)

With large floor to ceiling feature double glazed window overlooking the garden, oak flooring and central heating radiator.

Kitchen

13'0" x 9'4" (3.970 x 2.864)

Fitted with a range of wall and base units with laminate work surfaces over, integrated electric hob and double eye level oven, built in wine rack, ceramic sink unit with mixer tap, appliances to include fridge and freezer, tiled flooring and uPVC double glazed window to rear.

Utility Room

9'00 x 6'05 (2.74m x 1.96m)

Again fitted with base units having circular sink unit, plumbing for washing machine and space for tumble dryer, tiled flooring and service door to garage.,

Bedroom One

11'5" x 11'4" (3.503 x 3.472)

Fitted with two double wardrobes, central heating radiator and uPVC double glazed window to front.

Bedroom Two

11'7" x 10'5" (3.535 x 3.185)

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

Bedroom Three

11'07 x 8'03 (3.53m x 2.51m)

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

Bathroom

Fitted with a P shaped bath having electric shower and screen over , wc, wash hand basin set to vanity unit, central heating radiator and double glazed window.

Attic Space

28'07 x 8'10 (8.71m x 2.69m)

A large space with a window to the gable end, fully boarded, multiple power points and strip lighting.

Externally

Energy Performance Certificate

To view the full energy performance certificate please use the following link:

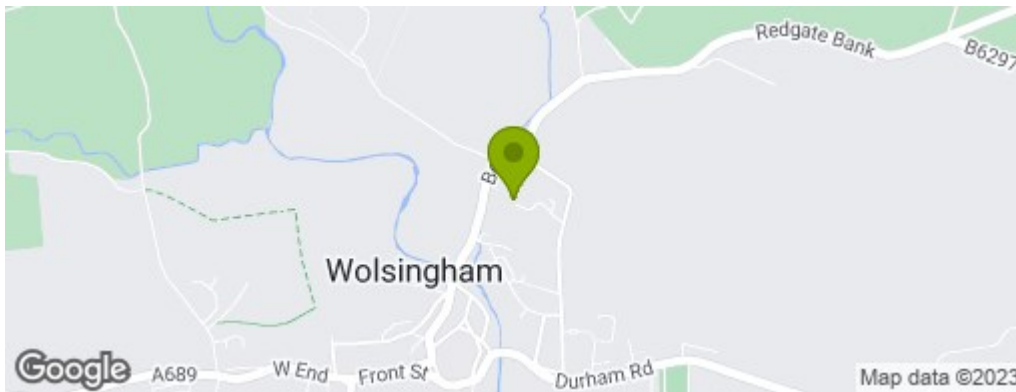
<https://find-energy-certificate.service.gov.uk/energy-certificate/9161-3025-9207-7327-1204>

EPC Grade D

GROUND FLOOR



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 misstatement. 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 quantity or efficiency can be given.
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Property Information

Council Tax Band E - Durham County Council
Tenure - Freehold

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