



**Larmouth Court**

Willington DL15 0FG

**Chain Free £270,000**





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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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# Larmouth Court

## Willington DL15 0FG



- Five Bedroom Detached Family Home
- EPC Grade C
- Three Reception Rooms

- South Facing Garden
- Utility Room
- Cul De Sac Location

- Set Over Three Floors
- En Suite Shower Rooms
- Garage & Driveway

Offered for sale a great FIVE BEDROOM DETACHED FAMILY home occupies a corner plot on this popular residential development. With Gas Central heating and UPVC double glazing. This home occupies three floors making this an ideal purchase for a growing family, we therefore have no hesitation in recommending an early inspection to avoid disappointment. The accommodation comprises of entrance porch, entrance hallway, cloakroom/wc, lounge, dining room kitchen, separate utility and study. On the first floor there are four bedrooms, the second bedroom having an en-suite, as well as a family bathroom. Whilst on the second floor there is a master suite with good sized bedroom and en-suite. Externally there is a south facing rear garden, car parking for one vehicle and a single garage.

New carpets where fitted in May 2024.

### GROUND FLOOR

#### Hallway

Via uPVC double glazed entrance door, central heating radiator, wood flooring and stairs to first floor.

#### Ground Floor WC

Fitted with a white suite including wc, wall mounted wash hand basin, central heating radiator, extractor fan, tiled splash backs.

#### Lounge

16'06 x 10'08 (5.03m x 3.25m)

With uPVC double glazed square bay window to the front of the property, tv point and central heating radiator.

#### Dining room

8'10 x 8'09 (2.69m x 2.67m)

With a uPVC double glazed window to the front elevation, wood flooring and central heating radiator.

#### Snug

10'10 x 9'09 (3.30m x 2.97m)

Having wood flooring, central heating radiator and UPVC double glazed doors to the garden.

#### Kitchen

12'04 x 10'02 (3.76m x 3.10m)

Fitted with a range of laminated wall and base units, laminated working surfaces over, stainless steel sink unit with mixer taps over, tiled splash backs, uPVC double glazed window, integral appliances including electric oven, gas hob and extractor hood over, central heating radiator.

#### Utility Room

White panelled door opening in from the kitchen to the utility area, with a range of base units with laminated working surfaces over, inset stainless steel sink and drainer and space for washing machine and tumble drier, wall mounted gas boiler, tiled splash backs and rear entrance door.

### FIRST FLOOR

#### Landing

Open plan spindle staircase to the second floor, uPVC double glazed window to the side elevation, airing cupboard.

#### Bedroom Two

12'08 x 10'07 (3.86m x 3.23m)

With uPVC double glazed square bay window, central heating radiator.

#### En Suite Shower Room/WC

Including double shower cubicle with shower, wash hand basin, wc, tiled splash backs, central heating radiator and opaque UPVC double glazed window

#### Bedroom Three

11'11 x 8'08 (3.63m x 2.64m)

With uPVC double glazed window and central heating radiator.

#### Bedroom Four

8'11 x 8'09 (2.72m x 2.67m)

With uPVC double glazed window and central heating radiator.

#### Bedroom Five

8'05 x 7'10 (2.57m x 2.39m)

With uPVC double glazed window and central heating radiator.

### SECOND FLOOR

#### Landing

With a large a walk in storage cupboard.

#### Bedroom One

14'10 x 14'00 (4.52m x 4.27m)

A fantastic master suite with double glazed velux windows, uPVC double glazed window and central heating radiator.

#### En Suite Shower Room/WC

Fitted with a large shower cubicle, wc, pedestal wash hand basin, and timber double glazed velux window

#### Externally

Externally to the front is a driveway leading to a single garage with electric door and front garden area.

To the rear is a sunny south facing garden and patio area.

#### Energy Performance Certificate

To view the full energy performance certificate for this property please use the link below.

<https://find-energy-certificate.service.gov.uk/energy-certificate/2863-3012-6209-3632-9204>

Epc Grade C

#### Other General Information

Tenure: Freehold

Gas and Electricity: Mains (Smart Meters)

Sewerage and water: Mains (Metered)

Broadband: Ultrafast Available Highest available download speed 1000 Mbps Highest available upload speed 220 Mbps

Mobile Signal/coverage: Likely to be good

Council Tax: Durham County Council, Band: E Annual price: £2,914.14 (Maximum 2024)

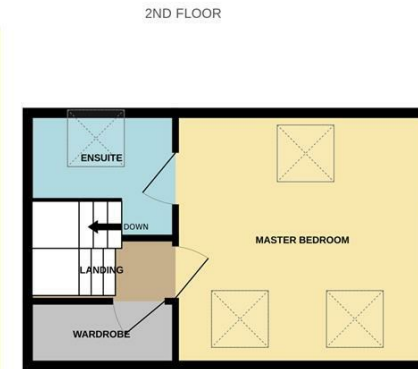
Energy Performance Certificate Grade C

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. 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.



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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## Property Information

Council Tax Band E - Durham County Council  
Tenure - Freehold

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