



**Armstrong Drive**

Willington DL15 0GB

**£1,400 Per Calendar Month**







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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# Armstrong Drive

## Willington DL15 0GB



- Stunning Four Bedroom Detached
- EPC Grade C
- Three En-Suite

- Lovely Extension To The Rear
- Landscaped Front And Rear Gardens
- Utility And Gym

- Open Plan Kitchen
- Driveway For Two Vehicles
- Ideal Family Home

A stunning four-bedroom detached family home located on Armstrong Drive in the charming village of Willington. This property has been thoughtfully extended to the rear, providing ample space for family living and entertaining.

As you enter, you are greeted by an inviting reception room, perfect for relaxing or hosting guests. The well-appointed open plan kitchen is complemented by modern upgrades, ensuring both style and functionality. With three bathrooms, including en-suite facilities, this home caters to the needs of a busy family, offering convenience and privacy.

The exterior of the property boasts beautifully maintained gardens, creating a serene outdoor space for children to play or for family gatherings. Additionally, the driveway provides parking for two vehicles, making it easy for you and your guests to come and go with ease.

This delightful home is not only a perfect fit for family life but also offers a sense of community in a lovely location. With its many additional upgrades and spacious layout, this property is a must-see for anyone looking to settle in Willington. Don't miss the opportunity to make this beautiful house your new home.

### Ground Floor

#### Entrance Vestibule

Via composite front entrance door and central heating radiator.

#### Lounge

13'8" x 10'7" (4.170 x 3.230)

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

#### Inner Hall

Having stairs to first floor, access to the wc and utility area.

#### Ground Floor Cloaks WC

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

#### Utility Area /Gym/Office

Formerly the garage this room has been converted into part utility and part gym. The utility area has shelving, plumbing for washing machine and space for tumble dryer.

Whilst the gym area is a useful storage area.

#### Kitchen

22'0" x 17'0" (6.708 x 5.197)

#### First Floor

##### Landing

Having loft hatch.

##### Bedroom One

14'11" x 11'4" (4.564 x 3.459)

To the rear of the property having bi fold doors, spotlights to ceiling, laminate flooring and central heating radiator.

##### En Suite Shower Room

Fitted with a double shower cubicle with mains shower over, wc wash hand basin set to vanity unit and chrome heated towel rail.

##### Bedroom Two

13'1" x 10'7" (3.996 x 3.226)

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

##### En Suite Shower Room Two

Having a double shower cubicle with mains shower over, wc, wash hand basin and central heating radiator

##### Bedroom Three

With central heating radiator, laminate flooring and uPVC double glazed window.

##### Bedroom Four/Dressing Room

Currently Fitted out as a dressing room Having Fitted wardrobes with open fronts, shelving and hanging rails, this room also houses the gas boiler.

##### Bathroom

Fitted with a white suite Having a panelled shaped bath with mains shower and screen over, wc, wash hand basin set to vanity unit and central heating radiator.

##### Externally

To the rear is a good sized landscaped garden with Decking and artificial grass. To the front is a driveway allowing for off road parking.

##### Energy Performance Certificate

To view the following EPC, please click the following link: <https://find-energy-certificate.service.gov.uk/energy-certificate/2177-2163-2161-5549-1018>

#### Holding Deposit/Tenant Information

All of our rental properties require a Holding Deposit equivalent to 1 week's rent. The Tenant is entitled for this Holding Deposit to be repaid within 15 calendar days of their application proceeding. However, in most cases we hope to repay this to the Tenant on the day you move in and this will be deducted from your first month's rent. This will need to be agreed with the Tenant during the application process.

You will lose your Holding Deposit if any of the following occurs:

1. You give us false or misleading information. For example, incorrect salary/income details or you fail to tell us about a CCJ.
2. You fail a Right to Rent check and are not eligible to reside in the UK.
3. You withdraw your application.
4. You drag your feet during the application process.

All of our rental properties will require a Security Deposit, payable on the day you move in, equivalent to 5 weeks' rent.

#### Bond/Deposit

The security deposit (bond) amount is equivalent to 5 weeks rent.

#### General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Available Highest available download speed 10000 Mbps

Highest available upload speed 10000 Mbps

Mobile Signal/coverage: EE - Good outdoor

Council Tax: Durham County Council, Band: D Annual price: £2501.73 (Maximum 2025)

Energy Performance Certificate Grade C

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



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 guidance 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. Made with Metropix 10/2024



## Property Information

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