



St. Annes Drive, Wolsingham, DL13 3DG
5 Bed - House - Townhouse
£299,950

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St. Annes Drive Wolsingham, DL13 3DG

Robinsons are delighted to offer to the sales market this substantial five-bedroom townhouse, providing an excellent opportunity for families seeking a modern and well-appointed home in the desirable Weardale village of Wolsingham.

The property is well presented throughout with contemporary décor and has been thoughtfully improved by the current owners. Notable features include a re-fitted en-suite to the principal bedroom, double glazed sash windows, and gas central heating via a combination boiler.

One of the standout features of the property is the double-width driveway to the front, complete with an electric car charging point, along with a south-west facing enclosed rear garden with convenient side access.

The internal accommodation briefly comprises a welcoming entrance hallway with cloakroom/WC. There is internal access to the utility room, which was previously the garage but has been cleverly converted to provide space for a washing machine, tumble dryer and additional appliances, while retaining useful storage space to the front.

The kitchen/dining room is fitted with a range of wall, base and drawer units, offering ample space for a dining table and featuring French doors opening out onto the rear garden.

To the first floor there is a spacious reception room enjoying far-reaching views to the rear aspect. This floor also offers two bedrooms and a family bathroom fitted with a three-piece suite including a bath with mains shower over.

A further staircase leads to the second floor, which features the impressive principal bedroom with a re-fitted en-suite shower room, along with two further bedrooms.

Externally, the property benefits from a double-width driveway to the front with EV charging point. The rear garden is fully enclosed, south-west facing, and designed for low-maintenance living, featuring a patio seating area and a large garden shed.













Location

The property is conveniently situated in the popular Weardale village of Wolsingham, which offers a good range of everyday amenities including shops, restaurants, public houses and a fuel station. The village also provides both primary and secondary schooling, making it particularly attractive for families.

Wolsingham benefits from a well-regarded play park and recreational sports area, along with an abundance of scenic countryside walks in the surrounding area. A regular bus service provides connections to neighbouring villages and towns, including Stanhope and Crook.

The village is also well positioned for commuters, being within a short drive of both Durham city centre and Bishop Auckland, providing access to a wider range of shopping, leisure and transport links.

Viewings

Viewings are highly recommended and by appointment only, please contact Robinsons to arrange yours.

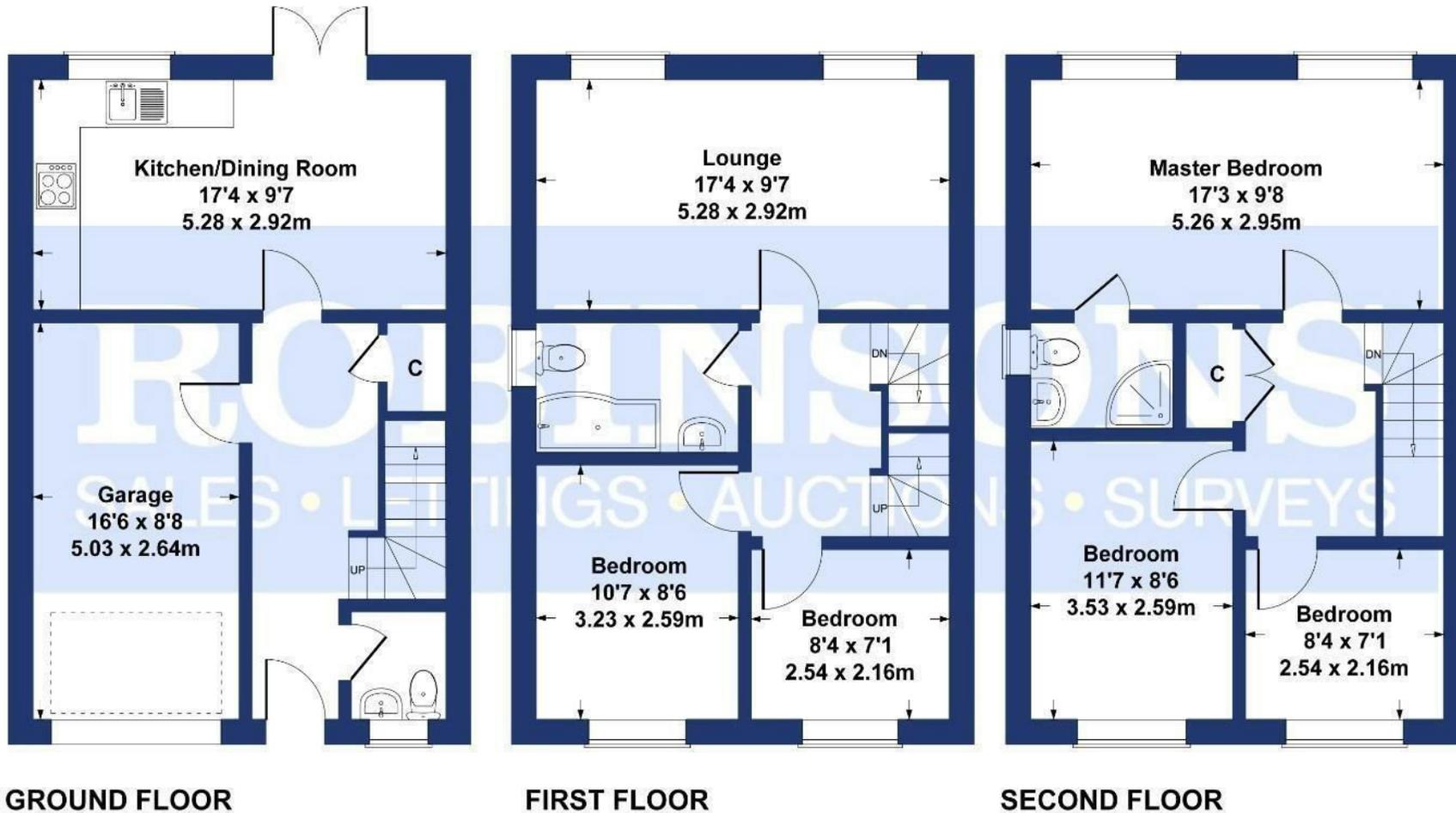




St Annes Drive, Wolsingham

Approximate Gross Internal Area
1382 sq ft - 128 sq m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		
(61-81)	B		
(49-60)	C		
(35-48)	D		
(29-34)	E		
(21-28)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2019

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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