



Denewood Close, Willington, DL15 0HB  
4 Bed - House - Detached  
£260,000

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## Denewood Close Willington, DL15 0HB

\* NO FORWARD CHAIN \* DOUBLE STOREY EXTENSION \* LARGE FAMILY HOME \* AMPLE OFF ROAD PARKING AND GARAGE \*

Robinsons have the pleasure of offering to the sales market, with the benefit of no forward chain, this substantial four/five bedroom detached house. The property sits on a large plot with parking for multiple cars, and has an impressive double storey extension creating a large garage, and bedroom and en-suite to the first floor. The original garage has been converted into an office and utility room and there is a sun room extension to the rear.

The property is well presented throughout with neutral decoration and flooring, modern fitted kitchen and bathrooms, including two en-suite shower rooms. The home is warmed by a gas central heating boiler and is fully UPVC double glazed.

The internal accommodation comprises; entrance hallway, cloakroom/WC, lounge/dining room, sun room extension over looking the rear garden. A further reception room to the front aspect, which is currently being used as an office with an enclosed utility area. Kitchen, which is fitted with a range of wall, base and drawer units with space for appliances and access to the second utility room.

To the first floor there are four bedrooms with potential for a fifth which could be easily converted to a bedroom or used as an office. Bedrooms one and two have there own en-suite shower room and to conclude the internal accommodation there is a family bathroom.

Outside the house has a large block paved driveway to the dront which allows parking for multiple vehicles, and leads to a generous size garage. The garage has electric door, power and lighting and a wash hand basin.

The rear garden is enclosed with a paved patio area direct from the sun room French doors and steps leads to a lawn and second patio area.





















### LOCATION

Denewood Close is well positioned in Willington, being close to schooling, amenities and bus links. Crook, Bishop Auckland and Durham City centre are all within a short driving distance away.

### VIEWINGS

Viewing are by appointment only, please contact Robinsons to arrange yours.

### Agent notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas central heating

EPC Rating: TBC

Tenure: Freehold

Durham Council Tax Band: D

Annual Price: £2,431

Broadband

Basic

19 Mbps

Superfast

80 Mbps

Ultrafast

1000 Mbps

Mobile Signal: Average

### Disclaimer

The preceding details have been sourced from the seller and OntheMarket.com. 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. Robinsons cannot accept liability for any information provided.





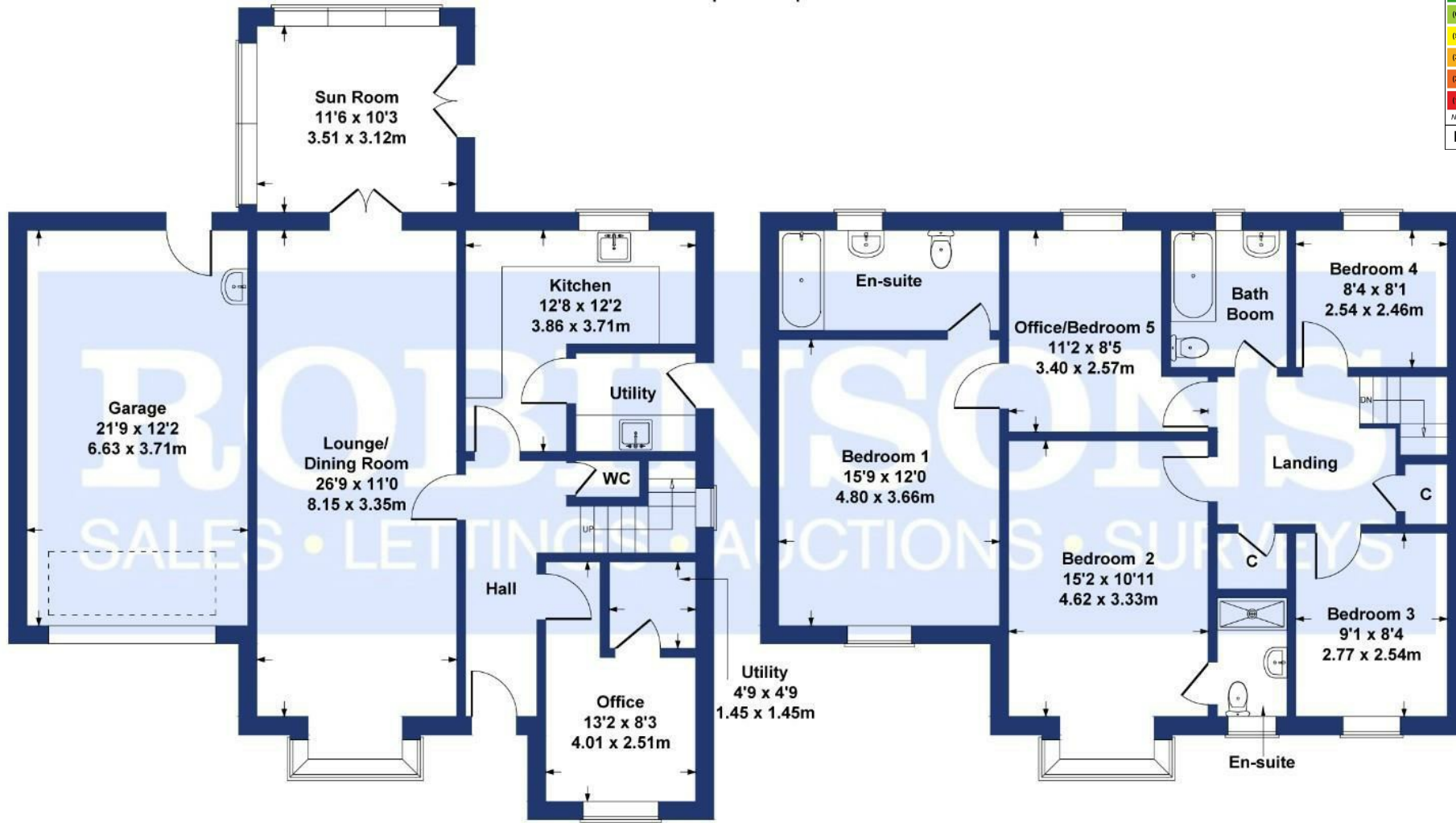




# Denewood Close Willington

Approximate Gross Internal Area  
2030 sq ft - 189 sq m

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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. 2024

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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