



Homelands Court, Helmington Row, DL15 0SA  
4 Bed - House - Detached  
£260,000

**ROBINSONS**  
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# Homelands Court

## Helmington Row, DL15 0SA

\* FOUR BEDROOM FAMILY HOME \* LARGE REAR GARDEN WITH COUNTRYSIDE VIEWS \* DRIVEWAY FOR THREE VEHICLES \* RE-FITTED KITCHEN \* MODERN HOUSING DEVELOPMENT \* VIEWING HIGHLY RECOMMENDED \*

We are pleased to offer to the sales market this impressive four bedroom detached house which is located on a modern housing development in Helmington Row and enjoys a fantastic outlook to the rear over countryside. The property has off road parking for at least three vehicles and a single garage. The house was built in 2018 and has had a re-fitted kitchen/breakfast room, it is warmed by gas central heating and has UPVC double glazed windows.

The internal accommodation comprises; entrance hallway with staircase to the first floor landing and large walk in storage cupboard. Lounge with window to front aspect and media wall. Kitchen/dining room which has been re-fitted with a quality range of wall, base and drawer units with integral appliances, breakfast bar and French doors leading to the rear garden and enjoys a pleasant outlook.

To the first floor there are four good size bedrooms, the main having a en-suite shower room. To conclude the accommodation there is a family bathroom.

Outside to the front there is a a driveway allowing parking for at least three vehicles and leads to a single garage. The rear garden has been designed for easy maintenance being mostly paved with an artificial grass area and enjoying country side views.

Helmington Row is ideally positioned between Crook and Willington and is on a regular bus route. Crook and Willington have a range of shopping amenities and schooling.

An internal viewing comes highly recommended, please contact Robinsons to arrange yours.





















#### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas central heating

EPC Rating: B

Tenure: Freehold

Council Tax Band: D

Annual Price: £2,551

Broadband

Basic

26 Mbps

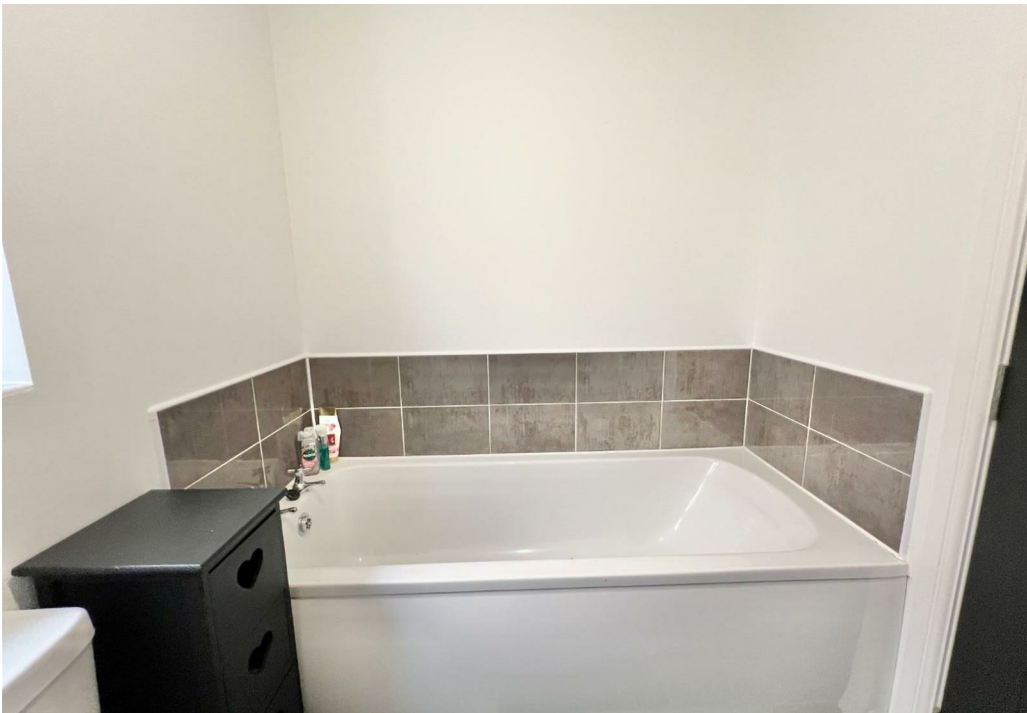
Ultrafast

1800Mbps

Mobile Signal: Average/Good

#### 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.









# Homelands Court

Approximate Gross Internal Area  
1403 sq ft - 130 sq m



**GROUND FLOOR**

**FIRST FLOOR**

## 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. 2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) <b>A</b>		
(81-81) <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		
England & Wales		EU Directive 2002/91/EC

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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