



Cleves Court, Willington, DL15 0RZ
4 Bed - Bungalow - Dormer Detached
£275,000

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Cleves Court

Willington, DL15 0RZ

* AMPLE OFF ROAD PARKING * WELL MAINTAINED GARDENS * SPACIOUS AND VERSATILE LIVING ACCOMMODATION *

Welcome to Cleves Court, Willington, this delightful four bedroom bungalow offers spacious accommodation throughout, with its dormer detached style, blending both ground floor and first-floor bedrooms, making it suitable for both growing families and/or those looking for ground floor living. The property is warmed by gas central heating and has UPVC double glazed windows.

The internal accommodation comprises; welcoming hallway with internal door giving access to the garage. Spacious lounge/dining room with views over the rear garden and driveway. Kitchen which is fitted with a range of wall, base and drawer units with space for appliances and dining table. Useful utility room with space for washing machine. To conclude the ground floor accommodation there is a double bedroom with en-suite shower room.

To the first floor there are three bedrooms, one of those enjoying a pleasant outlook over Willington football ground. Family bathroom with three piece suite.

Outside the property sits on a generous size plot with ample off road parking to the front which leads to the single garage. The gardens are well established and are laid to lawn with mature hedging, plants and trees, there is space for storage and seating.

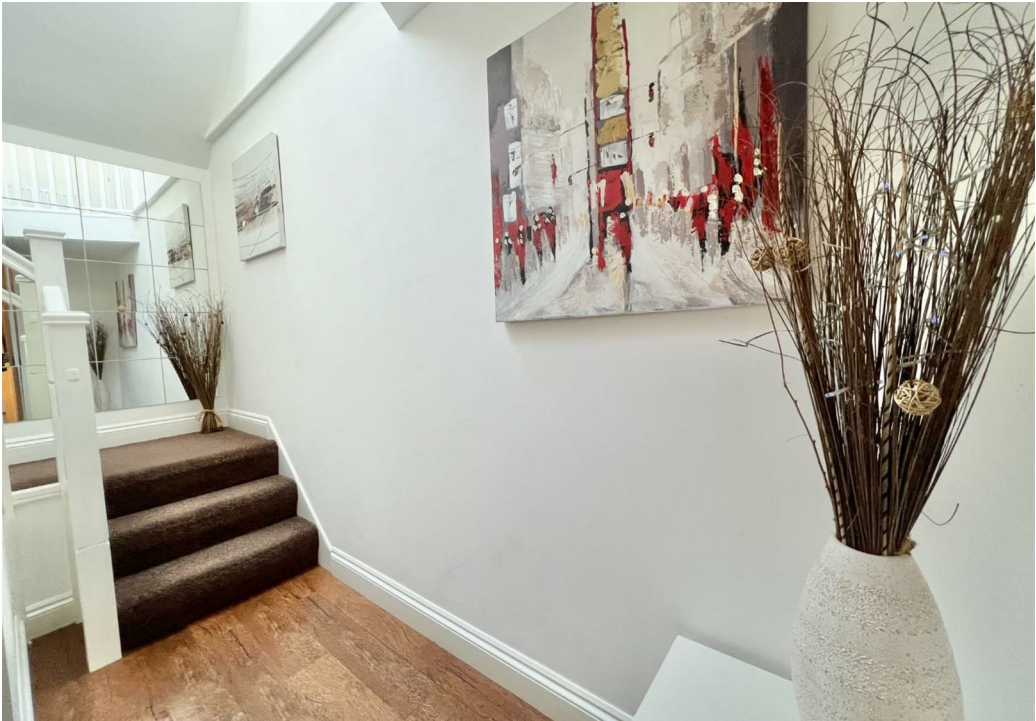
Cleves Court is a pleasant cul-de-sac, comprising of only two properties, its conveniently positioned being a short distance away from primary and secondary schooling, shopping amenities and bus links.

Contact Robinsons for further information and to arrange an internal viewing.













Agents Notes

Council Tax: Durham County Council, Band D £2551.00

Tenure: Freehold

Property Construction – Standard,

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains (not metered)

Sewerage – Mains

Heating – Gas Central Heating

Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – yes

Probate – being applied for NA

Rights & Easements – None known, check with seller

Flood risk – refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – check with seller

Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.

Accessibility/Adaptations – any alterations or conversions etc.

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



Cleves Court Willington

Approximate Gross Internal Area
1905 sq ft - 177 sq m

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		85
(81-81) B		
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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. 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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