



St. Annes Drive, Wolsingham, DL13 3DG  
4 Bed - House - Mid Terrace  
£289,000

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## St. Annes Drive Wolsingham, DL13 3DG

Nestled in the charming village of Wolsingham, Bishop Auckland, this delightful mid-terrace house on St. Annes Drive offers a perfect blend of comfort and convenience. With accommodation spread over three floors, this property boasts an impressive four bedrooms and two reception rooms, making it an ideal family home.

The internal accommodation comprises; entrance hallway with staircase to the first floor landing and cloakroom/WC. Kitchen with a range of wall, base and drawer units with space for appliances, useful utility room. Lounge/dining room with bay window and French doors to the garden.

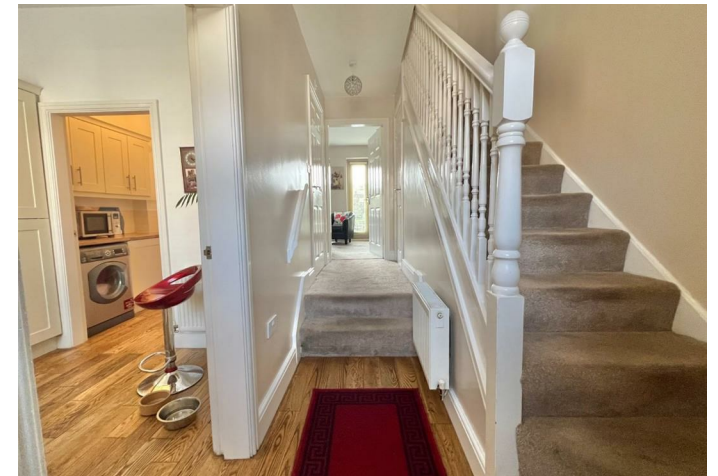
To the first floor there is a second lounge enjoying views over the rear garden and beyond. A double bedroom and bathroom.

The second floor enjoys the main bedroom with en-suite shower room, a further double bedroom and a single bedroom which would be ideal for walk-in wardrobe or home office.

At the rear of the house there is an enclosed garden which has pleasant views over neighbouring fields. Additionally, the property includes a single garage, providing secure parking and extra storage space.

Situated in a quiet cul-de-sac, this residence enjoys a desirable location that combines the peace of village life with easy access to local amenities. Wolsingham is known for its friendly community and beautiful surroundings, making it an excellent choice for those seeking a welcoming environment.

This property presents a wonderful opportunity for anyone looking to settle in a lovely village setting while enjoying the comforts of a spacious family home. Do not miss the chance to make this charming house your new home.













### 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 – no

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.

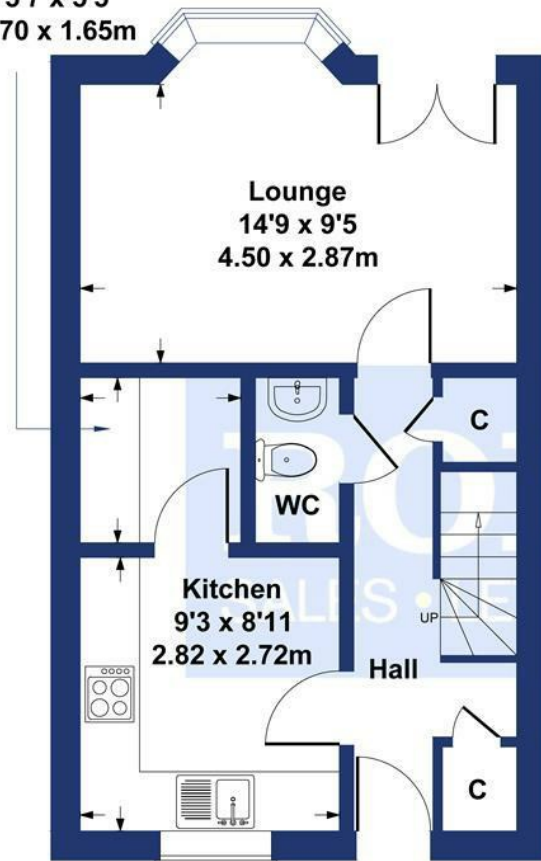


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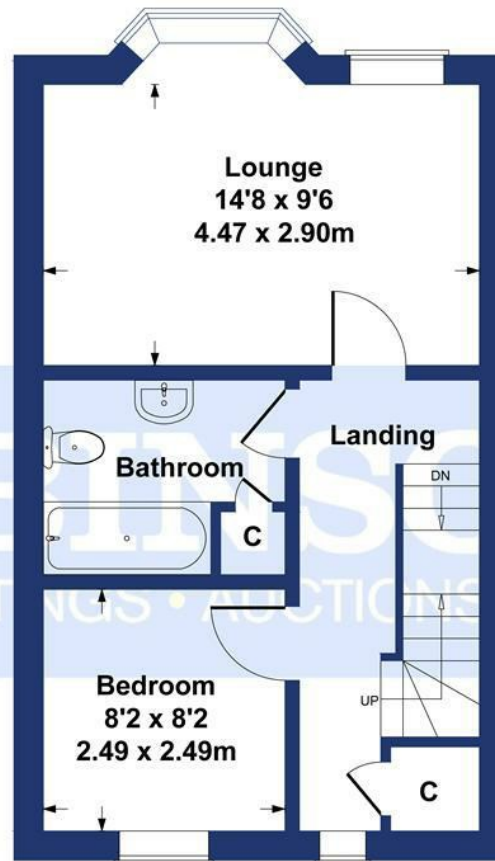
Approximate Gross Internal Area  
1138 sq ft - 106 sq m

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

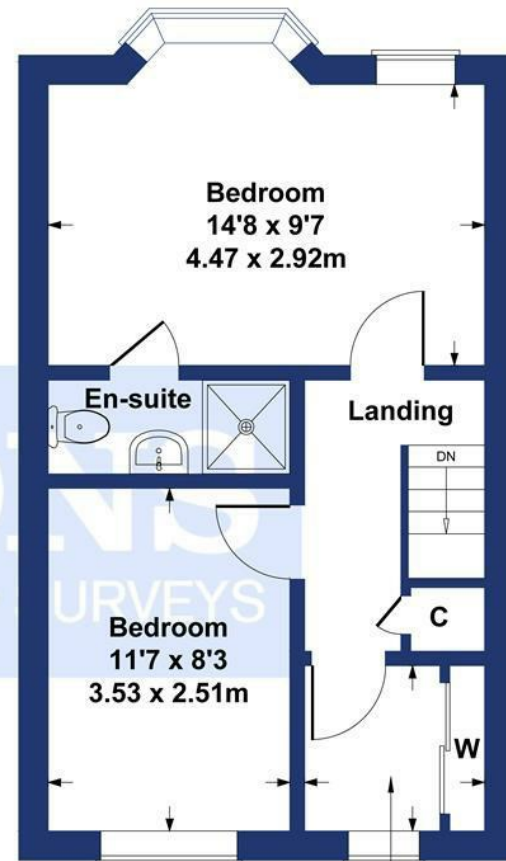
Utility Room  
5'7 x 5'5  
1.70 x 1.65m



GROUND FLOOR



FIRST FLOOR



SECOND 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. 2025

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.



Royal Corner, Crook, County Durham, DL15 9UA  
Tel: 01388763477  
[info@robinsonscrook.co.uk](mailto:info@robinsonscrook.co.uk)  
[www.robinsonsestateagents.co.uk](http://www.robinsonsestateagents.co.uk)

