



Riverside, Wolsingham, DL13 3BP
4 Bed - House - Detached
£350,000

ROBINSONS
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Riverside Wolsingham, DL13 3BP

* LARGE PLOT WITH AMPLE OFF ROAD PARKING AND ENCLOSED GARDENS *
EXTENDED TO CREATE LARGER BEDROOMS AND RECEPTION SPACE * SOUGHT AFTER
WEARDALE VILLAGE * CLOSE PROXIMITY OF SCHOOLING AND SHOPPING FACILITIES *
VIEWING HIGHLY RECOMMENDED *

We have the pleasure of offering to the sales market this well presented and extended four bedroom detached house which should prove to be a fantastic family home, having spacious living accommodation throughout, including a sun room extension. The house has gardens to front, side and rear and has parking for multiple cars. It is warmed by oil central heating and has a log burning stove in the lounge, the windows are UPVC double glazed.

The internal accommodation comprises; entrance hallway with coat and boot storage. Lounge with log burning stove. Dining room which has been extended to create further dining space with sliding doors leading to the sun room which over looks the gardens. Kitchen which is fitted with a range of wall, base and drawer units and has a large under stairs storage cupboard/pantry. Utility room which houses the oil boiler and has space for fridge and freezer, washing machine and tumble dryer. Cloakroom/WC. The garage has been converted to two separate rooms, one being a workshop currently and the other a storage room/utility room with wash hand basin.

To the first floor there are four bedrooms, three of those being double bedrooms. Shower room with walk-in shower enclosure and double wash hand basin. A loft with pull down ladder and has insulation.

The property sits on a generous size plot with parking for multiple vehicles. the gardens are looked after and are well stocked with flower beds, lawn and patio area, garden pond and summer house and green house, the rear and side gardens are enclosed with gated access.













LOCATION

Wolsingham is a sought after village in Weardale and has a range of everyday shopping amenities, primary and secondary schooling and is on a regular bus route which gives access to neighbouring towns and villages. The village is surrounded by an abundance of stunning countryside views and walks.

VIEWINGS

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

AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Oil central heating

Tenure: Freehold

EPC Rating: TBC

Durham Council Tax Band: E

Annual Price:

£2,693 (min)

Broadband

Basic

3 Mbps

Superfast

55 Mbps

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.

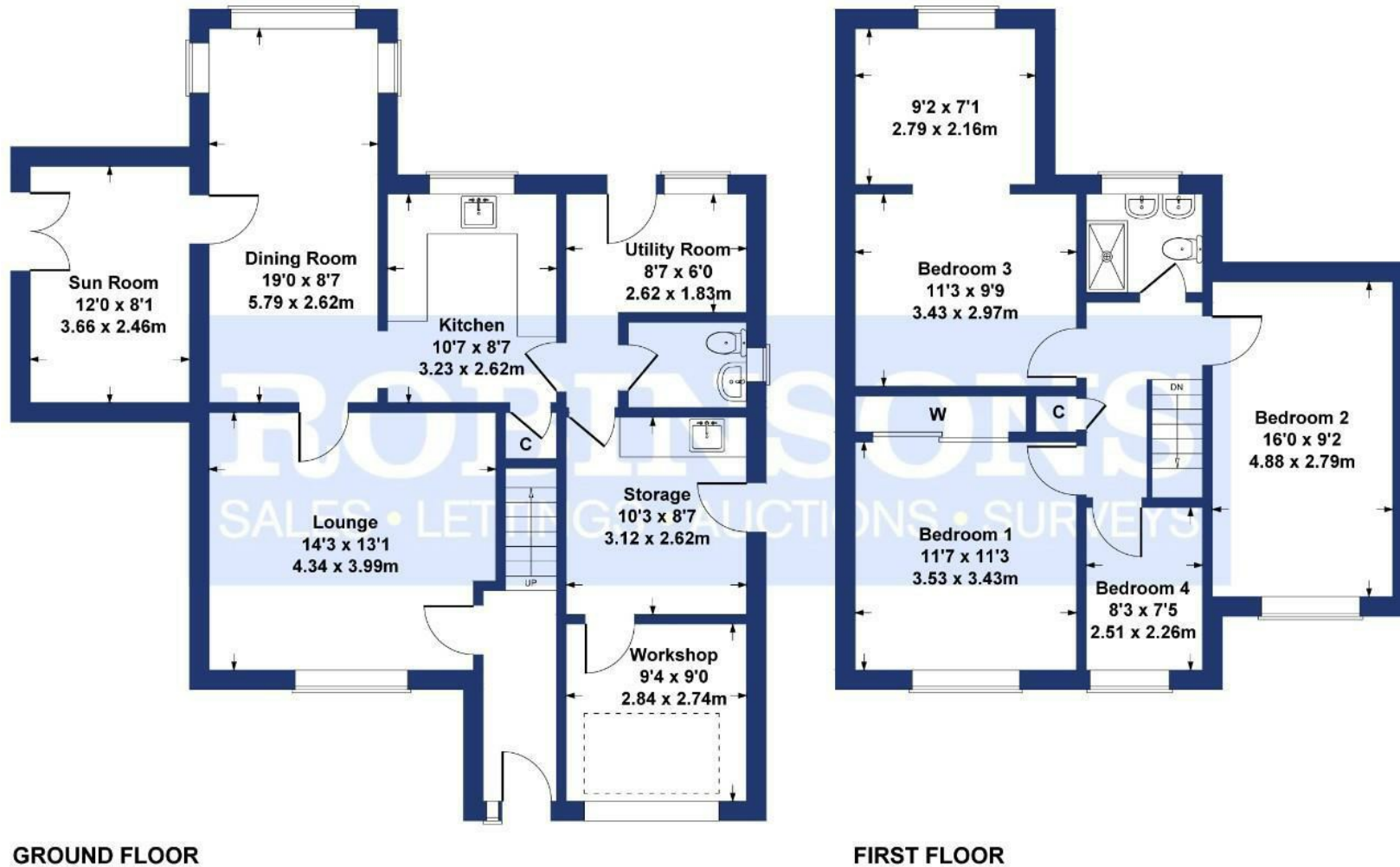




Riverside Wolsingham

Approximate Gross Internal Area
1590 sq ft - 148 sq m

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(61-81) B		
(39-60) C		
(22-38) D		
(9-21) E		
(2-8) F		
(1-2) 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. 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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