



Clement Way, Willington, DL15 0GQ
3 Bed - House - Detached
£200,000

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Clement Way Willington, DL15 0GQ

Robinsons have the pleasure of offering to the sales market this charming three bedroom detached house. The property was built by Charles Church in 2016 and finished to a superb standard with attractive fitted kitchen and bathroom and has contemporary decoration and flooring throughout. The vendor have since converted the garage to create an extra reception room, which could be used for many purposes, including a children play room or home office. The house is warmed by gas central heating and has UPVC double glazed windows.

The internal accommodation comprises; entrance porch with door giving access to the 2nd reception room. Lounge with window to the front aspect and door giving access to the inner hallway. Open plan kitchen/dining room which is fitted with a range of wall, base and drawer units with integrated appliances, including gas hob, oven, extractor fan, dishwasher and fridge/freezer. Cloakroom/WC concludes the ground floor floor plan.

To the first floor there are three double bedrooms, the two larger having fitted wardrobes and the main having an en-suite shower room. Family bathroom with three piece suite.

Outside the property has a double driveway to the front with lawned garden. The rear garden is enclosed and has two patio areas and lawned grass area. There is also an electric charging point to the front of the property.

Clement Way is located Low Willington on a modern housing development and is within close proximity of 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 C £2268.00

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.

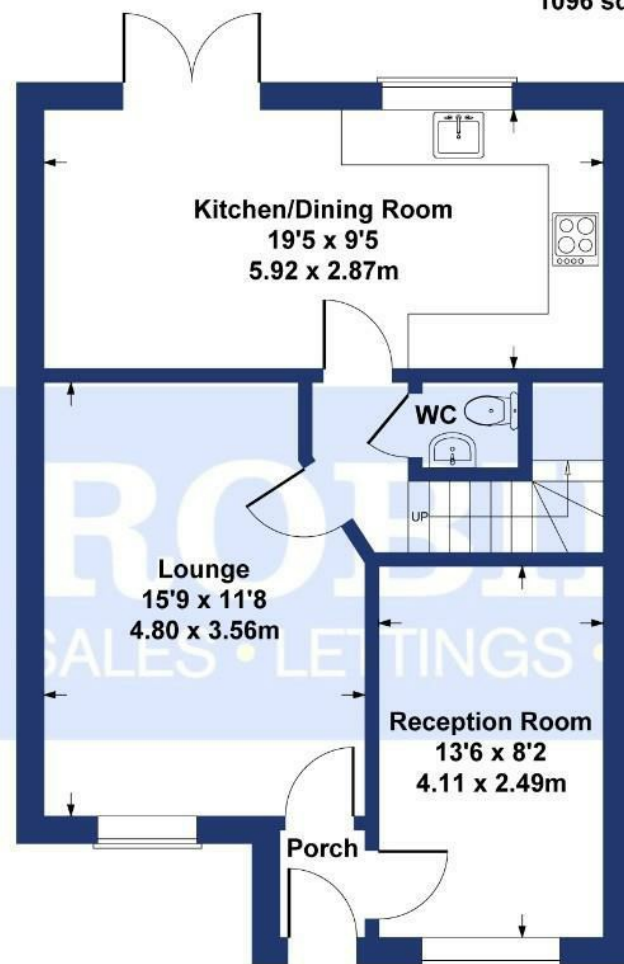
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

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.

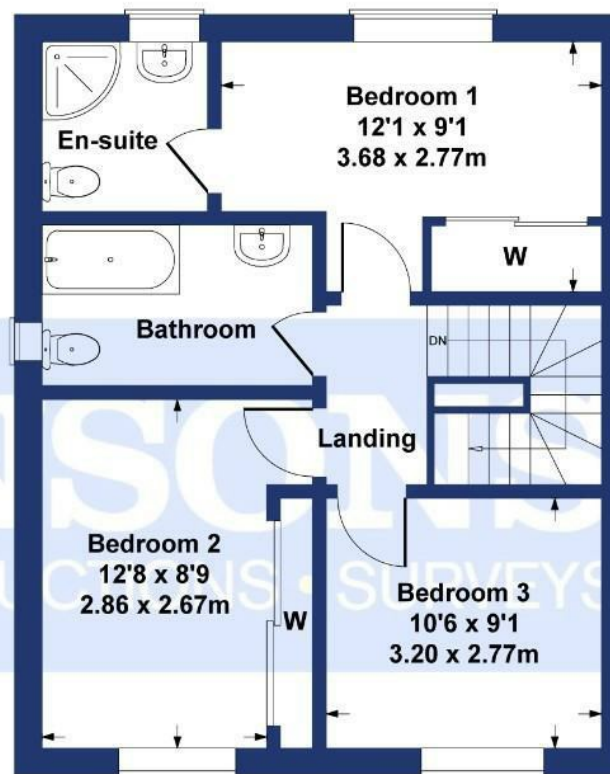
HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser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

Clement Way Willington

Approximate Gross Internal Area
1096 sq ft - 102 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. 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		77 88
(81-91) B		
(69-80) C		
(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

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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