

**Armstrong Drive, Willington, DL15 0GB**  
**3 Bed - House - Detached**  
**£200,000**

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Robinsons are delighted to bring to the sales market this beautifully extended three-bedroom detached family home, complete with a double driveway and an enclosed rear garden. Offering an abundance of modern family living space, the property boasts a spacious and versatile layout, including a stunning open-plan kitchen/dining/living area ideal for entertaining, two reception rooms, a useful utility room, and a principal bedroom with a stylish en-suite shower room. The home further benefits from gas central heating and UPVC double glazing throughout.

The accommodation briefly comprises an entrance porch leading into a bright and welcoming lounge with a bay window to the front aspect. An inner hallway provides access to the staircase, a convenient cloakroom/WC, and a versatile converted garage space, currently used as an additional reception room and suitable for a variety of uses such as a home office, playroom, or snug.

To the rear of the property is the impressive open-plan kitchen, dining and living space, thoughtfully designed for modern family life. The kitchen is fitted with an extensive range of wall, base and drawer units, complemented by a matching central island/breakfast bar. There is ample space for both dining and relaxing, creating a superb social and entertaining area. A separate utility room with space for a washing machine completes the ground floor accommodation.

To the first floor are three well-proportioned bedrooms, with the principal bedroom benefiting from a re-fitted en-suite shower room. The family bathroom has also been re-fitted and features a modern three-piece suite with shower over bath.

Externally, the property enjoys a double-width driveway to the front, leading to the remaining storage section of the former garage. To the rear is a private enclosed garden, mainly laid to lawn with a paved patio area, ideal for outdoor dining and family enjoyment.

### Location

Armstrong Drive is pleasantly situated within the popular village of Willington, conveniently close to local shops, schools and excellent transport links.

### Viewings

Early viewing is highly recommended. Please contact Robinsons for further information or to arrange an internal inspection.

### Agents Notes

Council Tax: Durham County Council, Band D - Approx. £2622.00 p.a  
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 – NA

Probate – 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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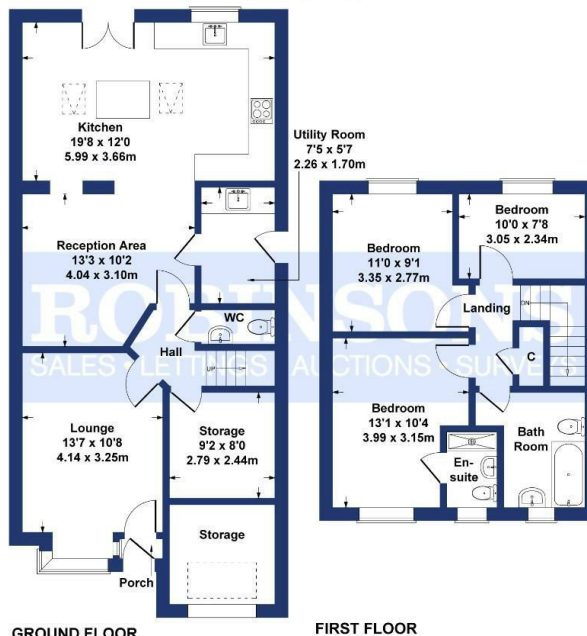
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

## Armstrong Drive Willington

Approximate Gross Internal Area  
1190 sq ft - 111 sq m  
(Excluding Storage)



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. 2026

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	
EU Directive 2002/91/EC	

England & Wales

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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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