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Charles Court Willington, DL15 0BT

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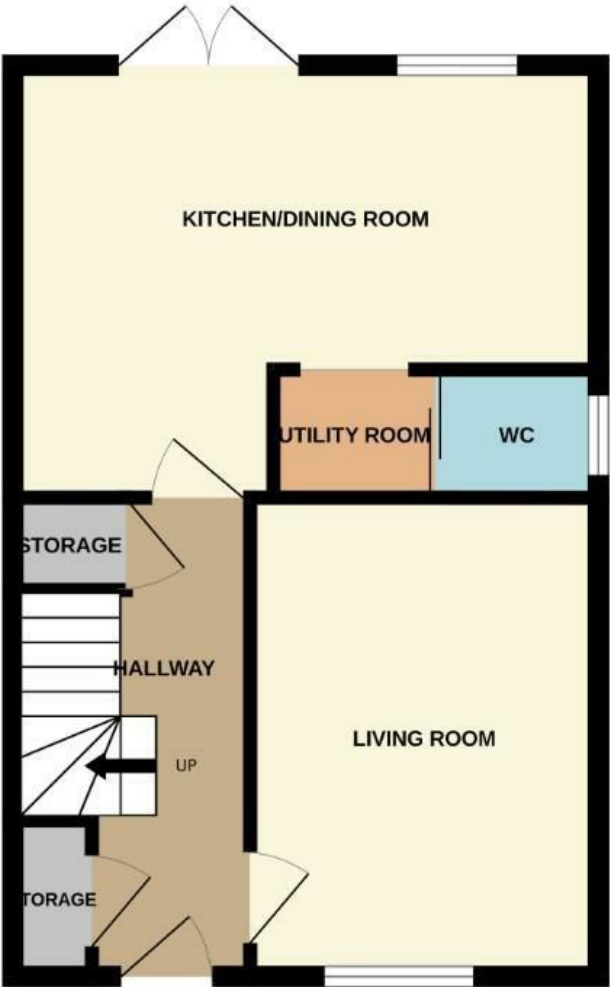
Price £230,000

Beautifully presented three bedroomed detached family home situated on Charles Court. The property benefits from a stunning landscaped garden along with countryside views to the front. Located in the quiet village of Willington, the property has convenient access to a range of local amenities such as a primary schools, local shops, several churches, public houses and a variety of local businesses. The neighbouring towns Crook and Bishop Auckland provide access to a wider range of amenities, such as supermarkets, secondary schools, further food outlets, cafes and healthcare services. There are frequent public buses which run through the village, offering access to not only the surrounding towns and villages but to further afield places such as Durham, Darlington and Newcastle.

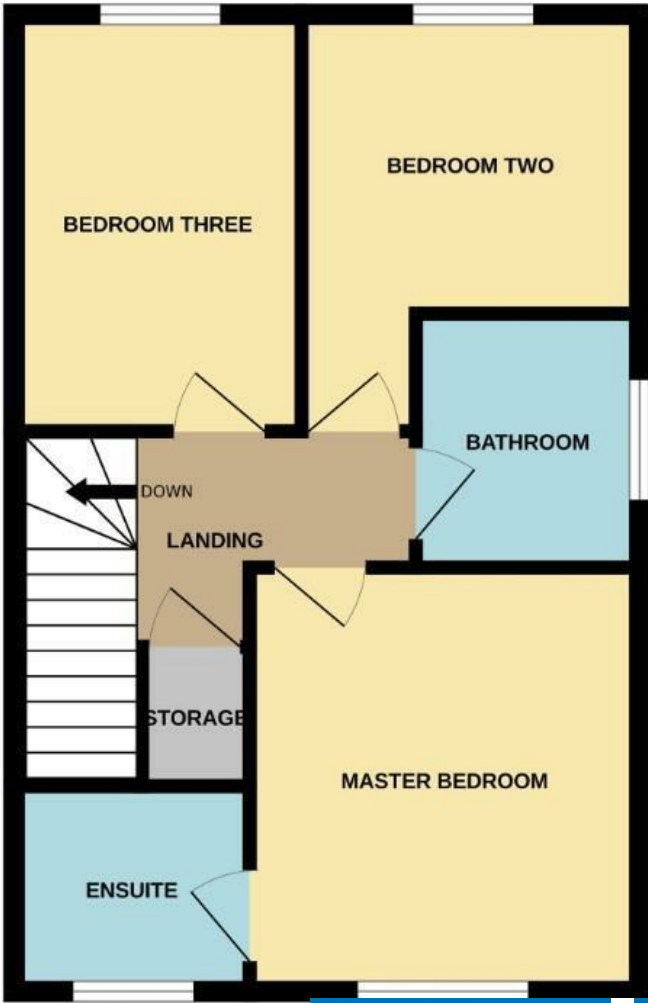
In brief, the property comprises; an entrance hall leading into the living room, kitchen/dining room, utility room and WC to the ground floor. The first floor consists of the master bedroom with ensuite, two further bedrooms and family bathroom. Externally, the property is set within a substantial corner plot with lawned garden to the front while to the rear, there is a stunning landscaped garden, meticulously maintained with lawned area and patio space ideal for outdoor furniture, along with perimeter borders and a summerhouse providing outdoor seating. Gated access leads to the single garage with block-paved driveway.

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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B	89	89	(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Living Room

13'1" x 9'10"

Bright and spacious living room located to the front of the property offering lots of space for furniture, benefiting from neutral decor and large window to the front allowing lots of natural light.

Kitchen/Dining Room

17'2" x 9'10"

The modern kitchen is fitted with range of wall, base and drawer units, complementing work surfaces, tiled splashbacks and sink/drainers with instant boiling water tap as well as integrated electric oven, hob, overhead extractor hood, dishwasher and fridge/freezer. Plenty of space remains available for further free standing appliances along with a dining table and chairs, French doors lead into the rear garden.

Utility Room

The utility room is fitted with a range of further cabinetry, work surfaces and space for free standing appliances.

Downstairs WC

Ground floor cloakroom fitted with a WC and wash hand basin along with plumbing for a washing machine.

Master Bedroom

11'5" x 10'8"

Generously sized master bedroom with plenty of space for a king-sized bed and further furniture, benefiting from neutral decor and large window to the front elevation offering lots of natural light with stunning views over the rural country fields.

Ensuite

6'2" x 5'6"

The ensuite to the master bedroom is fitted with a corner shower cubicle, WC, wash hand basin and mirror with lighting.

Bedroom Two

11'5" x 9'4"

The second bedroom is another well-proportioned double room featuring neutral decor and window to the rear elevation.

Bedroom Three

11'8" x 8'0"

Currently utilised as a dressing room, bedroom three is a large single room which could also be used as a home office or playroom.

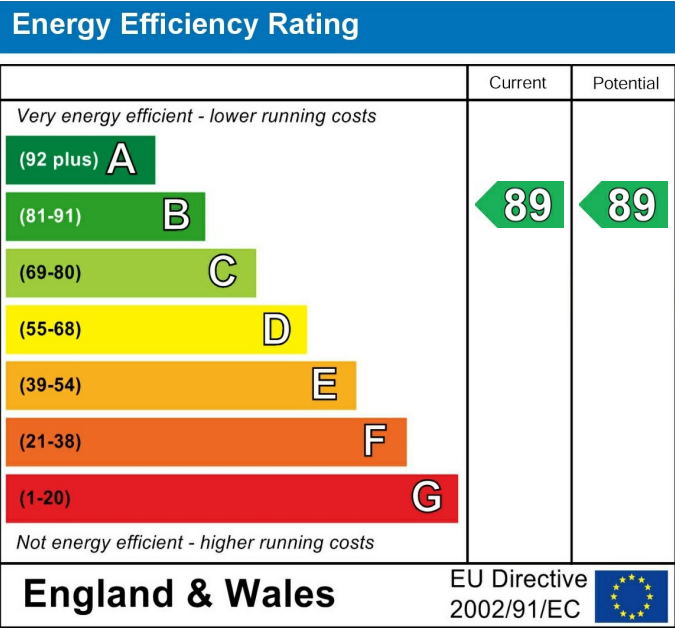
Bathroom

7'0" x 5'9"

The modern family bathroom is fitted with a panelled bath with overhead shower and perimeter tiling, WC, wash hand basin and wall-mounted mirror with interior storage.

External

Externally, the property is set within a substantial corner plot with lawned garden to the front while to the rear, there is a stunning landscaped garden, meticulously maintained with lawned area and patio space ideal for outdoor furniture, along with perimeter borders and a summerhouse providing outdoor seating. Gated access leads to the single garage with block-paved driveway.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.





