

Abbey Gardens Willington, Crook, DL15 0UX

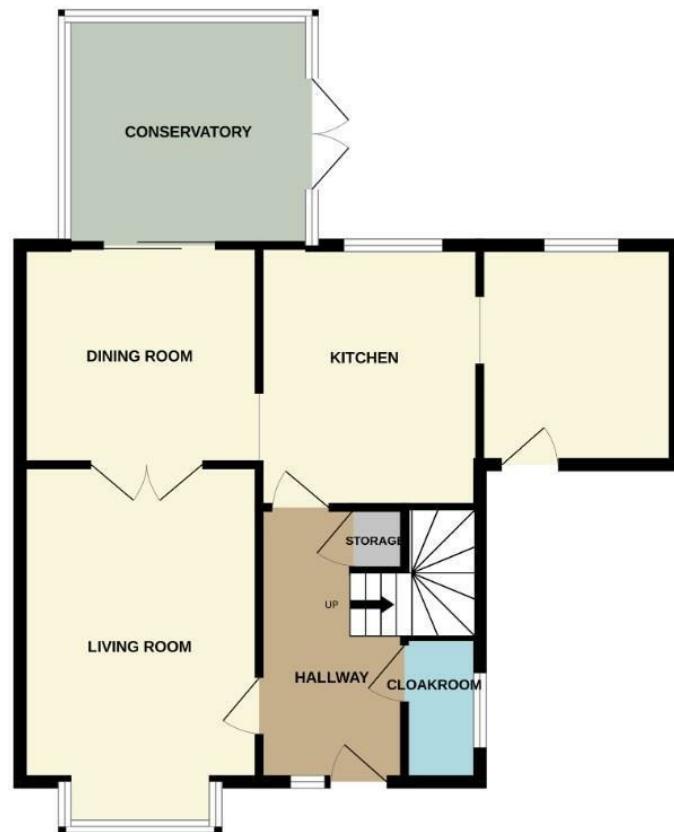
Price £230,000

Three bedrooomed detached, family home located on Abbey Gardens, pleasantly positioned in a desirable corner plot. Situated 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 through into the living room, dining room, extended kitchen, conservatory and cloakroom to the ground floor. The first floor contains the master bedroom with ensuite, two further bedrooms and the family bathroom. Externally, the property has a large driveway to the front leading up to the double garage providing ample off street parking. To the rear there is a substantial enclosed garden which is mainly laid to lawn with patio area and perimeter borders.

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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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

Living Room

14'0" x 10'7"

Spacious living room located to the front elevation, with ample space for furniture, gas fire with feature surround and large bay window to the front elevation.

Dining Room

9'10" x 9'3"

The dining room provides space for a table and chairs further furniture with neutral decor and sliding doors to the rear lead into the conservatory.

Kitchen

11'8" x 9'8"

The spacious kitchen is fitted with a range of cream wall, base and drawer units, complementing work surfaces, tiled splash backs, sink/drainer, integrated oven, hob and overhead extractor hood along with plenty of space for a dining table and chairs. Through the extension, there is an further range of cabinetry and work surfaces, along with the Belfast sink, integrated dishwasher and fridge/freezer. Space is available for additional free standing appliances with patio door leading into the garden.

Conservatory

11'1" x 9'10"

The conservatory is a great addition to the property, providing ample space for further furniture, fitted with electric and underfloor heating along with French doors to the rear leading into the garden.

Cloakroom

6'2" x 3'3"

Ground floor cloakroom, half tiled and fitted with a WC and wash hand basin.

Master Bedroom

12'2"m x 9'10"

The master bedroom is a spacious double bedroom offering ample room for a king-sized bed and further

furniture, benefiting from built in wardrobes and window to the rear elevation.

Ensuite

7'2" x 4'7"

The ensuite is fitted with a shower cubicle, heated towel rail, WC and wash hand basin.

Bedroom Two

10'4" x 9'2"

The second bedroom is another double bedroom with fitted wardrobe and window to the front elevation.

Bedroom Three

9'9" x 8'10"

The third bedroom is again another double bedroom with fitted wardrobe and window to the rear elevation.

Bathroom

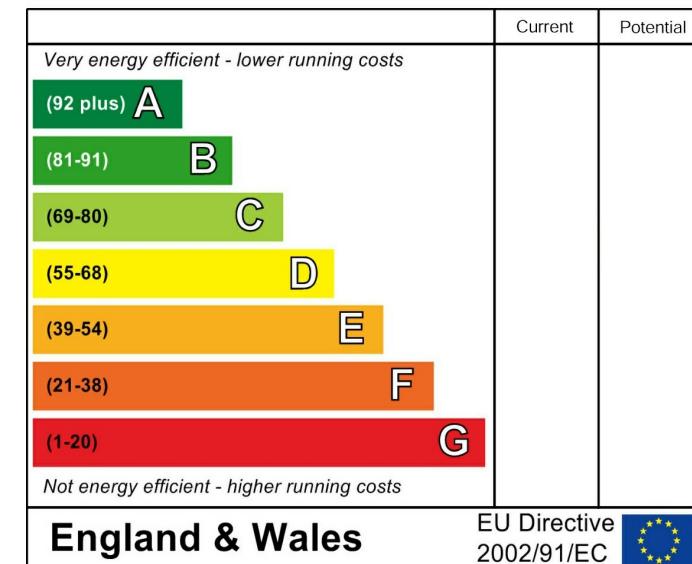
6'6" x 6'2"

The family bathroom is fitted with a panelled bath, WC and wash hand basin.

External

Externally, the property has a large driveway to the front leading up to the double garage providing ample off street parking. To the rear there is a substantial enclosed garden which is mainly laid to lawn with patio area and perimeter borders.

Energy Efficiency Rating



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.

