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Abbey Gardens Willington, Crook, DL15 0UX

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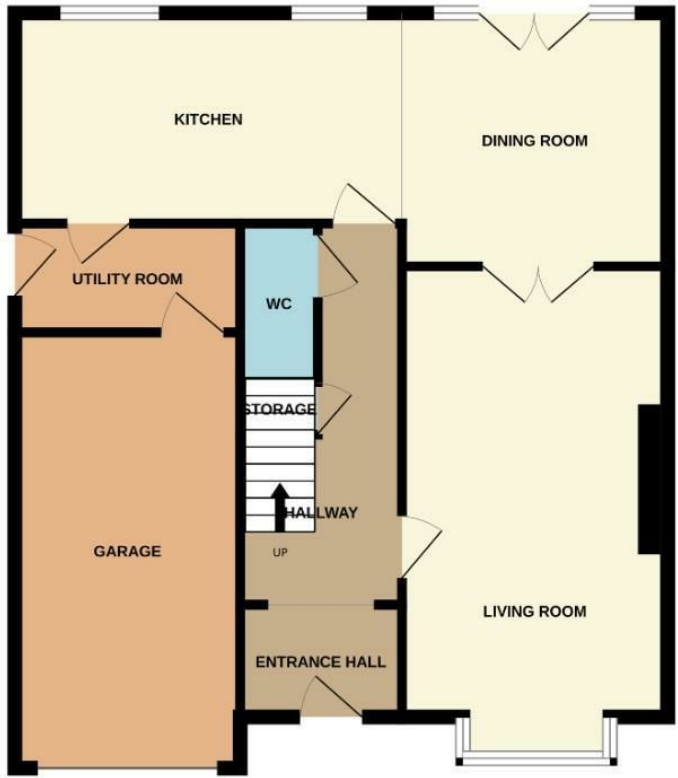
Price £260,000

Immaculately presented, four bedroomed detached family home located on Abbey Gardens in Willington. Pleasantly positioned in a desirable development within 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.

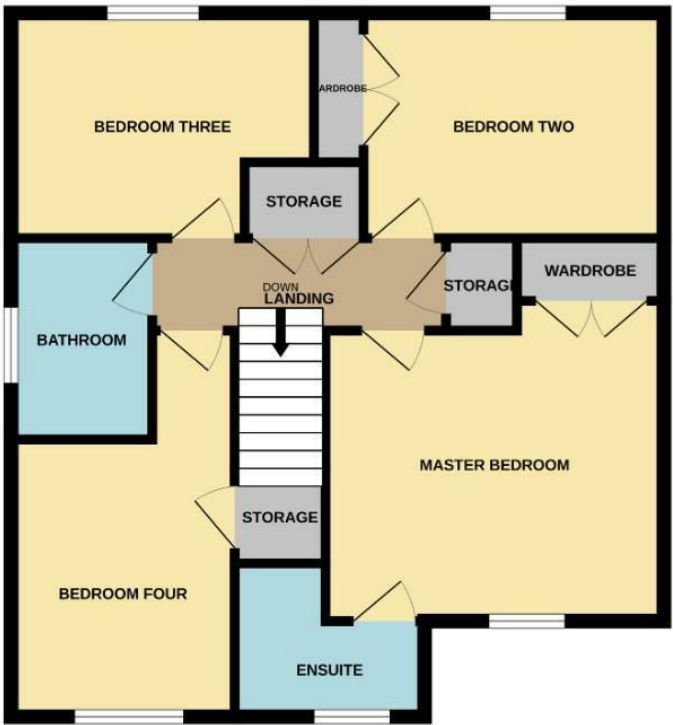
In brief the property comprises; an entrance hall leading through into the living room, dining room, kitchen, utility room and cloakroom to the ground floor. The first floor contains the master bedroom with ensuite, three further good size bedrooms and the family bathroom. Externally the property has a lawned garden to the front, along with a double driveway and single garage providing ample off street parking. To the rear of the property there is a large enclosed garden, with large patio area, lawned garden and decked seating area with pergola and established perimeter borders.

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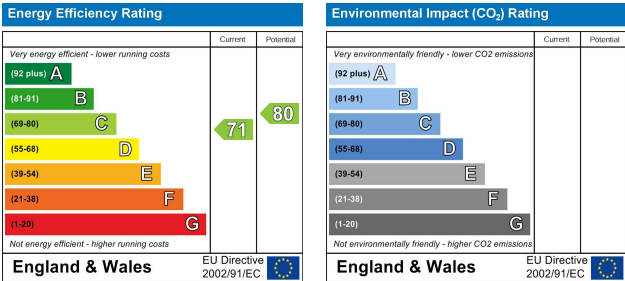
GROUND FLOOR



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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Living Room

17'11" x 11'11"

Bright and spacious living room located to the front of the property, providing ample space for furniture, benefiting from neutral decor, multi fuel stove with feature surround and large bay window to the front elevation.

Dining Room

11'11" x 9'10"

The dining room is a great size, with space for a table and chairs, further furniture and French doors to the rear lead out into the garden. Open plan leading through to the kitchen.

Kitchen

14'5" x 8'5"

The kitchen is fitted with a contemporary range of wall, base and drawer units, complementing solid wood work surfaces, tiled splash backs and sink/drain. Fitted with integrated appliances including an oven, hob, overhead extractor and dishwasher. Window to the rear elevation.

Utility Room

8'7" x 5'1"

The utility room provides additional storage along with space for a fridge/freezer and washing machine.

Cloakroom

5'10" x 2'9"

Fitted with a WC and wash hand basin.

Master Bedroom

13'9" x 12'4"

The master bedroom is a large double bedroom, with space for a king sized bed further furniture and benefits from fitted wardrobes. Window to the front elevation,

Ensuite

6'9" x 5'9"

The ensuite is fitted with a shower cubicle, WC and wash hand basin. Opaque window to the front elevation.

Bedroom Two

11'11" x 8'11"

The second bedroom is a further double bedroom with built in wardrobes and window to the rear elevation.

Bedroom Three

12'1" x 8'11"

The third bedroom is another double bedroom with window to the rear elevation.

Bedroom Four

9'6" x 7'5"

The fourth bedroom is a good size bedroom with fitted storage cupboard and window to the front elevation.

Bathroom

6'6" x 5'6"

The family bathroom contains a panelled bath with overhead shower, WC and wash hand basin.

External

Externally the property has a lawned garden to the front, along with a double driveway and single garage providing ample off street parking. To the rear of the property there is a large enclosed garden, with large patio area, lawned garden and decked seating area with pergola and established perimeter borders.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	80
(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	

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.









