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Abbots Green Willington, Crook, DL15 0QY

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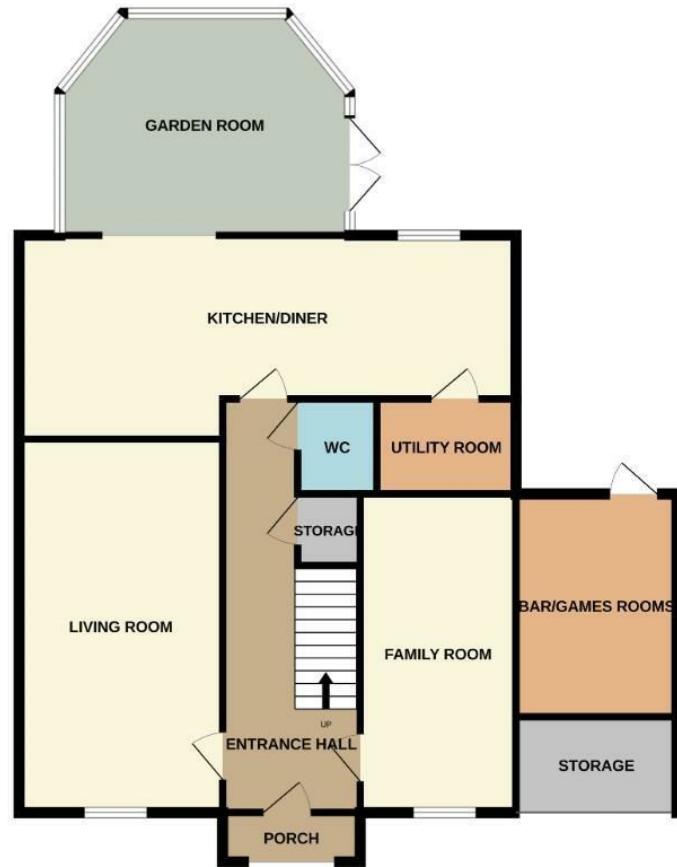
## Price £350,000

Immaculately presented five bedrooomed detached family home, benefiting from a double garage, large driveway and substantial garden. The property is situated on Abbots Green, Willington within a quiet and sought after residential development just a short distance from the local amenities within the the town including schools, churches, pubs and local businesses. The neighbouring towns of Crook and Bishop Auckland provide further amenities, as well as having an extensive public transport system not only the surrounding towns and villages but to further afield places such as Durham, Darlington and Newcastle. For commuters, the A690 leads to the A1 (M) both North and South.

In brief the property comprises; an entrance hall leading through to the two large reception rooms, kitchen/diner, garden room, utility and cloakroom to the ground floor. The first floor contains the master bedroom with ensuite, four further bedrooms and family bathroom. Externally, the property has a large paved driveway to the front providing ample off street parking, along with storage area to the front of the converted garage. To the rear, there is a substantially sized, split-level garden, fully enclosed with large patio area and decked space with pergola ideal for outdoor furniture, a further decked area with roof covering providing the perfect place for the hot tub. The partially converted garage provides a separate games room/bar area which could also be used as a private home office.

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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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

**Living Room**

19'8" x 10'9"

Bright and spacious living room located to the front of the property, benefiting from neutral decor, inset electric fireplace, wood flooring and large window to the front elevation allows lots of natural light.

**Kitchen/Dining Room**

26'2" x 10'9"

Modern kitchen has been recently renovated and is fitted with a range of high gloss, wall base and drawer units, complementing work surfaces, splash backs and sink/drainer unit. Benefitting from an integrated double oven, hob, extractor hood, fridge/freezer and microwave. The dining area is fitted with a further range of storage cupboards and has ample room for a dining table and chairs with access leading into the conservatory.

**Garden Room**

15'3" x 11'8"

The garden room is a great addition to the property, providing a further seating area overlooking the garden, with ample space for furniture and media wall. French doors to the side leading out into the garden.

**Family Room**

16'8" x 8'9"

The second reception room is another great size, ideal for use as a second living room, dining room or children's playroom. Window to the front elevation.

**Utility Room**

7'2" x 4'11"

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

**Cloakroom**

4'7" x 3'11"

Tiled ground floor cloakroom fitted with a WC, wash hand basin and heated towel rail.

**Master Bedroom**

12'11" x 10'8"

The master bedroom is generously sized and provides space for a king sized bed with fitted wardrobes and window to the rear overlooking the garden.

**Ensuite**

8'10" x 4'11"

The ensuite contains a double shower cubicle, WC and wash hand basin set within a vanity unit.

**Bedroom Two**

11'7" x 9'8"

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

**Bedroom Three**

8'11" x 8'0"

The third bedroom is a double bedroom with neutral decor and window to the rear elevation.

**Bedroom Four**

8'11" x 8'2"

The fourth bedroom is a further double bedroom with window to the front elevation.

**Bedroom Five**

12'0" x 8'0"

The fifth bedroom is a large single bedroom which could be utilised as a home office or dressing room with neutral decor and window to the front elevation.

**Bathroom**

9'10" x 5'5"

The modern family bathroom is fitted with a panelled bath, double walk in shower, WC and wash hand basin set within a vanity unit.

**External**

Externally, the property has a large paved driveway to the front providing ample off street parking, along with

storage area to the front of the converted garage. To the rear, there is a substantially sized, split-level garden, fully enclosed with large patio area and decked space with pergola ideal for outdoor furniture, a further decked area with roof covering providing the perfect place for the hot tub. The partially converted garage provides a separate games room/bar area which could also be used as a private home office.

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.

