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28 Larmouth Court, Willington, Crook, DL15 0FG

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Offers In Excess Of £220,000

Spacious and well presented four bedroomed family home offered to the market for sale. Situated on Larmouth Court in Willington, the property is just a short distance from the local amenities as well as having both primary and secondary schools within the town. The neighbouring towns of Crook and Bishop Auckland provide further amenities including schools, restaurants, healthcare services, leisure facilities, supermarkets, local businesses and popular high street stores. There is an extensive public transport system within the area which allows convenient access to 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 into the living room, kitchen/dining room, utility room and cloakroom to the ground floor. The first floor consists of the master bedroom with ensuite, two further double bedrooms and family bathroom. Stairs ascend to the second floor which hosts the fourth bedroom and storage space. Externally to the front, there is a paved driveway leading to the single garage with up and over door. To the rear, there is a large enclosed garden, mainly laid to lawn with patio space ideal for outdoor seating and furniture.

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Floor plan of the first floor. The layout includes a large Kitchen at the top, a Lounge at the bottom, and a Utility Room to the left of the Lounge. A central Hallway connects the Kitchen, Lounge, and Utility Room. A WC is located between the Utility Room and the Hallway. A Storage area is situated to the right of the Hallway, adjacent to a staircase with an upward arrow and the label 'UP'. The plan also shows a front entrance at the bottom and a rear entrance at the top.

The floor plan shows a central landing area with four doors leading to the bedrooms. The landing also features a staircase with 'UP' and 'DOWN' directions. A bathroom is located to the left of the landing, and an ensuite is attached to the Master Bedroom. A wardrobe is located at the bottom of the Master Bedroom.

Floor Plan Details:

- Bedrooms:** BEDROOM TWO, BEDROOM THREE, MASTER BEDROOM.
- Bathroom:** BATHROOM.
- Ensuite:** ENSUITE.
- Landing:** LANDING.
- Wardrobe:** WARDROBE.
- Staircase:** DOWN, UP.

BEDROOM FOUR

STORAGE

LANDING

DOWN

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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	60	83
England & Wales EU Directive 2002/91/EC 		

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO₂ 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 CO₂ emissions		
England & Wales EU Directive 2002/91/EC 		

Living Room

15'7" x 10'8"
The living room is located to the front of the property offering plenty of space for furniture, benefiting from electric fire with feature surround, neutral decor and bay window allowing lots of natural light.

Kitchen/Dining Room

18'0" x 9'10"
The modern kitchen is fitted with a range of wall, base and drawer units, complementing work surfaces, upstands and inset sink with draining grooves along with an integrated electric oven, hob, overhead extractor hood, microwave, dishwasher and fridge/freezer. Plenty of space remains available for further free standing appliances along with a dining table and chairs while the breakfast bar offers an additional seating area.

Utility Room

5'6" x 3'10"
The utility room is fitted with further range of cabinetry and has space for free standing appliances.

Cloakroom

2'7" x 5'10"
Fitted with a WC and wash hand basin.

Master Bedroom

11'11" x 11'5"
Generously sized master bedroom offering space for a king-sized bed and further furniture, fitted wardrobes, neutral decor and window to the front elevation.

Ensuite

6'4" x 5'2"
The ensuite is fitted with a corner shower cubicle, WC and wash hand basin.

Bedroom Two

10'2" x 9'10"
A second well-proportioned double bedroom with ample space for furniture, neutral decor and window to the rear elevation.

Bedroom Three

9'10" x 7'11"
The third bedroom is again a large double bedroom with neutral decor and window to the rear elevation.

Bathroom

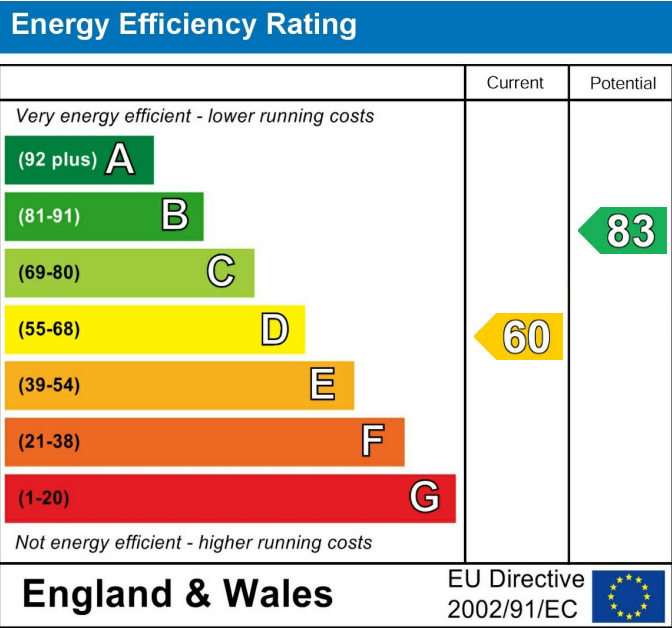
7'10" x 7'0"
The family bathroom is fitted with a panelled bath, WC and wash hand basin.

Bedroom Four

13'6" x 10'10"
Located to the second floor, bedroom four is a spacious double bedroom with space for a king-sized bed and further furniture, neutral decor and dual skylights to the rear elevation.

External

Externally to the front, there is a paved driveway leading to the single garage with up and over door. To the rear, there is a large enclosed garden, mainly laid to lawn with patio space ideal for outdoor seating and furniture.



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.







