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Larmouth Court Willington, Crook, DL15 0FG

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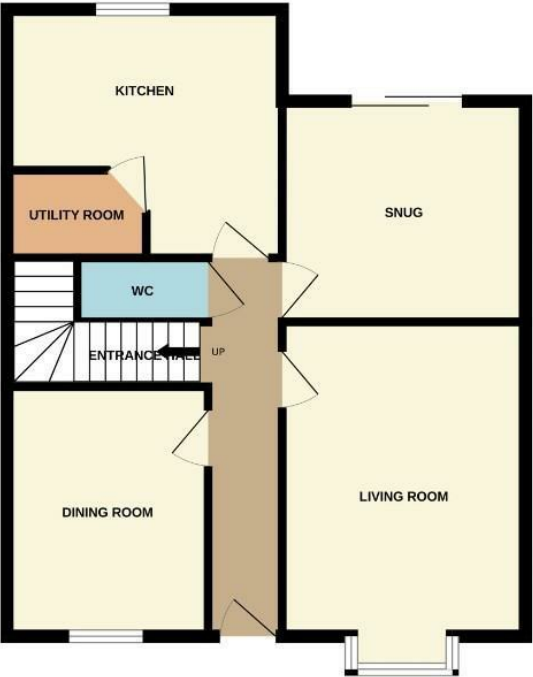
Price £240,000

Beautifully presented three storey, five bedroomed detached family home offered for sale on Larmouth Court in Willington. The property is situated 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, 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.

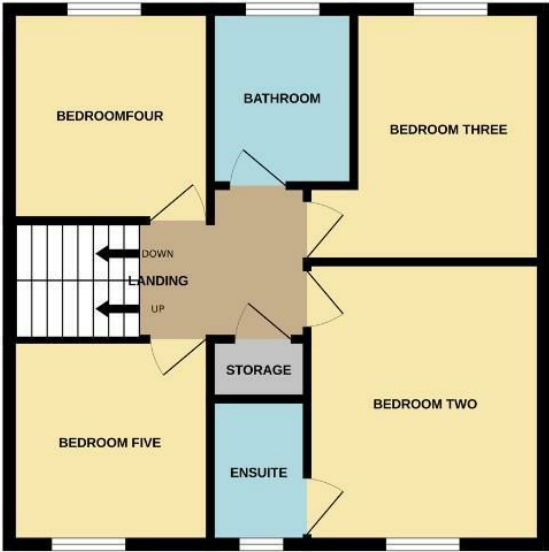
In brief the property comprises; an entrance hall leading through into the living room, dining room, kitchen/diner, study, utility room and cloakroom to the ground floor. The first floor contains four spacious bedrooms, one with ensuite and the family bathroom. Stairs lead to the second floor containing the impressive master bedroom with ensuite and fitted storage cupboard. Externally the property has a driveway and garage providing ample off street parking, whilst to the rear there is a large enclosed garden mainly laid to lawn along with patio area ideal for outdoor furniture.

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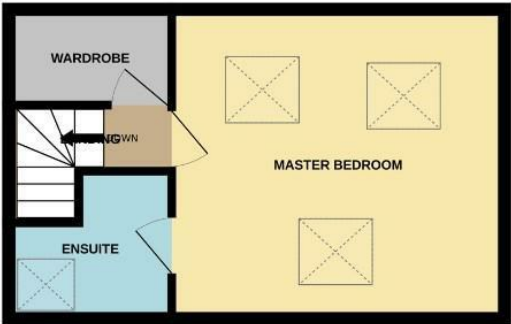
GROUND FLOOR



1ST FLOOR



2ND 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 | | | (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 | | | England & Wales | | |
| EU Directive 2002/91/EC | | | EU Directive 2002/91/EC | | |

Living Room

14'0" x 10'11"

Bright and spacious living room located to the front of the property, providing ample space for furniture with neutral decor and bay window to the front elevation.

Snug

10'11" x 9'10"

The second reception room is a further good size, providing a further living area with ample room for furniture and sliding doors to the rear lead out into the garden.

Kitchen

12'4" x 10'2"

The kitchen is fitted with a range of wall, base and drawer units, complementing work surfaces, tiled splash backs and sink/drain unit. Benefiting from an integrated oven, hob and overhead extractor hood along with space for further free standing appliances and dining furniture

Utility Room

6'6" x 5'2"

The utility room provides additional storage along with room for a washing machine and dryer.

Dining Room

The dining room provides ample space for a table and chairs, further furniture and window to the front elevation.

Cloakroom

4'7" x 2'11"

Cloakroom fitted with WC and wash hand basin.

Bedroom Two

12'7" x 10'5"

The master bedroom is a spacious double bedroom with ample space for furniture, neutral decor and bay window to the front elevation.

Ensuite

10'5" x 3'10"

The ensuite contains a double shower cubicle, WC and wash hand basin.

Bedroom Three

11'2" x 8'2"

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

Bedroom Four

9'1" x 8'11"

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

Bedroom Five

8'9" x 8'0"

The fifth bedroom is a good size bedroom with window to the rear elevation.

Bathroom

7'10" x 6'1"

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

Master Bedroom

14'8" x 13'6"

The master bedroom is a great size, with space for a king sized bed, further furniture and three skylights providing lots of natural light.

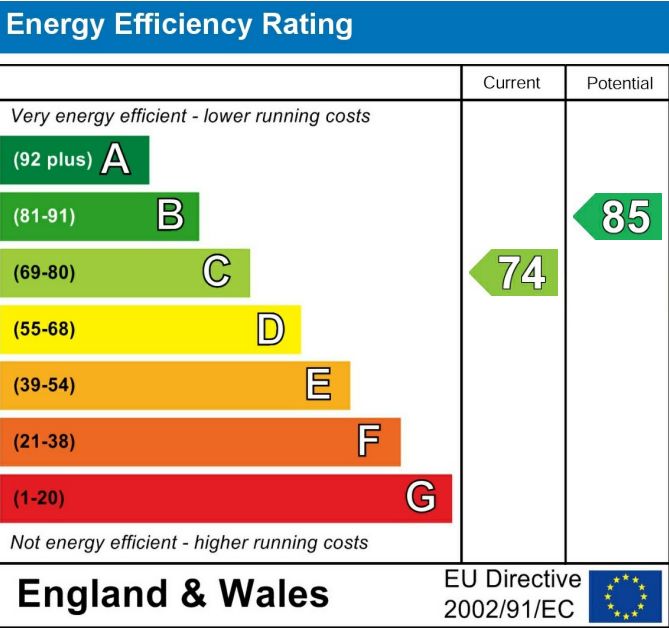
Ensuite

7'10" x 4'3"

The ensuite contains a double shower cubicle, WC and wash hand basin.

External

Externally the property has a driveway and garage providing ample off street parking, whilst to the rear there is a large enclosed garden mainly laid to lawn along with patio area ideal for outdoor 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.



