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Abbots Green Willington, Durham, DL15 0QZ

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## Offers In Excess Of £200,000

Beautifully presented three bedroomed, detached family home, modern throughout and benefiting from a double drive & large enclosed rear 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 into the kitchen, open plan living room/diner, conservatory, utility room and cloakroom to the ground floor. The first floor contains the master bedroom with ensuite, two further bedrooms and family bathroom. Externally the property has a double driveway to the front along with storage to the front of the partially converted garage. To the rear of the property, there is a large enclosed garden, mainly laid to lawn along with a patio area ideal for outdoor furniture.

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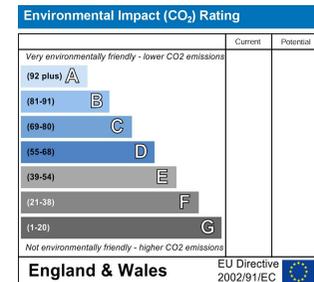
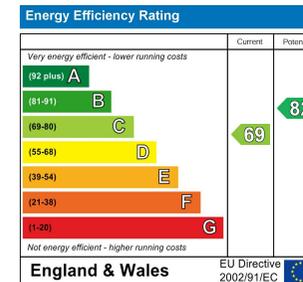
GROUND FLOOR



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.  
Made with Metrix CO205



### Living Room

12'9" x 10'3"

Bright and spacious living room located to the rear of the property, benefiting from modern decor, electric fire with feature surround and ample space for furniture. Bay window to the rear overlooking the garden.

### Dining Area

10'9" x 8'0"

The dining area is open plan leading on from the living room, with space for a dining table and chairs, further furniture and sliding doors lead out into the conservatory.

### Conservatory

12'9" x 7'11"

The conservatory is a great additional space, providing a further seating area overlooking the garden. French doors to the side lead out to the patio area.

### Kitchen

10'8" x 7'0"

The kitchen has been fitted with a range of contemporary grey wall, base and drawer units, complementing work surfaces, upstands and sink/drainage unit. Benefiting from integrated appliances including; oven, hob, overhead extractor hood, fridge/freezer and dishwasher. Window to the front elevation.

### Utility Room

12'5" x 8'0"

The utility room provides a further range of base units providing additional storage along with space for a washing machine and dryer.

### Cloakroom

6'2" x 3'1"

Fitted with a WC and wash hand basin.

### Master Bedroom

11'1" x 10'7"

The master bedroom provides space for a king sized bed, further furniture and benefits from built in wardrobes. Window to the front elevation.

### Ensuite

6'2" x 5'4"

The ensuite is fitted with a double shower cubicle, WC and wash hand basin.

### Bedroom Two

10'9" x 8'5"

The second bedroom is another generous double bedroom, again with built in wardrobes and window to the rear elevation.

### Bedroom Three

9'9" x 6'6", 223'1"

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

### Bathroom

7'5" x 6'6"

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

### External

Externally the property has a double driveway to the front along with storage to the front of the partially converted garage. To the rear of the property there is a large enclosed garden, mainly laid to lawn along with a patio area idea for outdoor furniture.

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.









