



Village Gate, Howden Le Wear, DL15 8EF  
4 Bed - House - Detached  
£310,000

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SALES • LETTINGS • AUCTIONS • SURVEYS



# Village Gate

## Howden Le Wear, DL15 8EF

\* LARGE FOUR BEDROOM HOME \* CUL-DE-SAC LOCATION \* GOOD SIZE GARDEN TO THE REAR \* RE-FITTED KITCHEN \* GAS CENTRAL HEATING AND SOLAR PANELS \* AMPLE LIVING ACCOMODATION \* VIEWING HIGHLY RECOMMENDED \*

We have the pleasure of offering to the sales market this beautifully presented four bedroom detached house which has a re-fitted kitchen with a range of wall, base and drawer units. it is warmed by gas central heating and has UPVC double glazed windows, air conditioning unit and solar panels. The house should prove to be fantastic family home having spacious living accommodation throughout, and having a useful utility room, en-suite shower room, large enclosed garden, parking and garage.

The internal accommodation comprises; entrance hallway with staircase leading to the first floor landing and cloakroom/WC. Lounge with bay window to the front aspect and French doors to the rear garden, Re-fitted kitchen/dining room with seating and dining space. Utility room with space and plumbing for automatic washing machine and tumble dryer.

To the first floor there are four good size bedrooms, two of those having fitted wardrobes and the main having a re-fitted en-suite shower room. To conclude the accommodation there is a family bathroom with three piece suite.

Outside the property has a driveway and gravelled parking area and detached garage. To the rear there is a generous size garden with paved patio and lawned area, summer house with electric, space for storage sheds and BBQ area.

Village Gate is a popular housing development in Howden Le Wear and is within walking distance of a primary school, grocery store and bus links. An internal viewing comes highly recommended.





















### Agents Notes

Electricity Supply: Mains  
Water Supply: Mains  
Sewerage: Mains  
Heating: Gas central heating

Tenure: Freehold

EPC Rating: B

Durham Council Tax Band: D

Annual Price:  
£2,203 (min)

Broadband  
Basic  
6 Mbps  
Superfast  
69 Mbps  
Ultrafast  
1000 Mbps

Mobile Signal: Average/Good

### Disclaimer

The preceding details have been sourced from the seller and OntheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B and C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.

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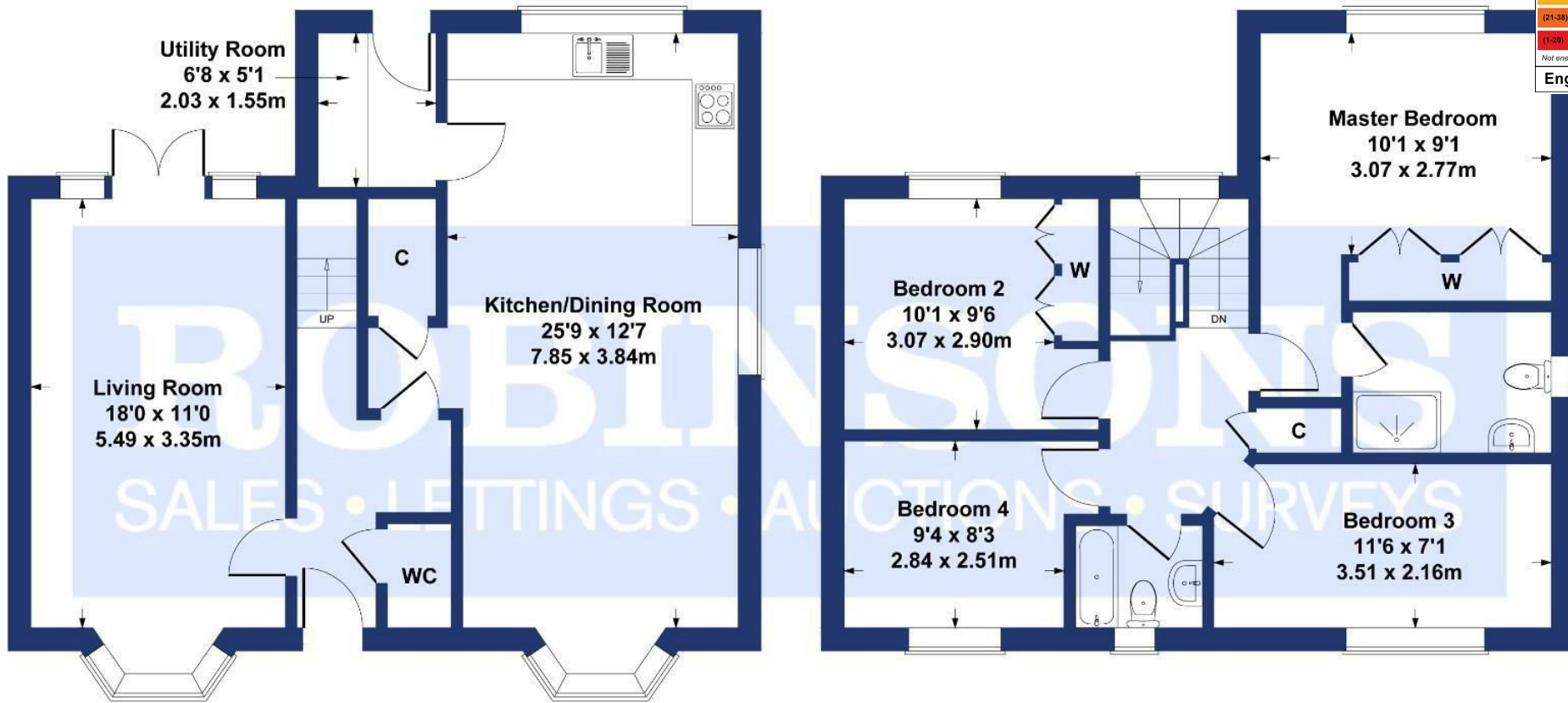




# Village Gate Howden Le Wear

Approximate Gross Internal Area  
1374 sq ft - 128 sq m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A	89	91
(61-81)	B		
(49-60)	C		
(35-48)	D		
(29-34)	E		
(21-28)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



**GROUND FLOOR**

**FIRST FLOOR**

**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.





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