



Dover Court, Willington, DL15 0GP
4 Bed - House - Detached
£299,950

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Dover Court

Willington, DL15 0GP

* LARGE FAMILY HOME * AMPLE LIVING ACCOMODATION * BEAUTIFULLY PRESENTED * DETACHED GARAGE AND DRIVEWAY * ENCLOSED GARDENS * MODERN HOUSING DEVELOPMENT * VIEWING HIGHLY RECOMMENDED *

We have the pleasure of offering to the sales market, this beautifully presented four bedroom detached house which should prove to be a fantastic family home, having spacious living accommodation throughout, including three reception rooms, useful utility room and en-suite bathroom. The house is warmed by a gas combination boiler and is fully UPVC double glazed.

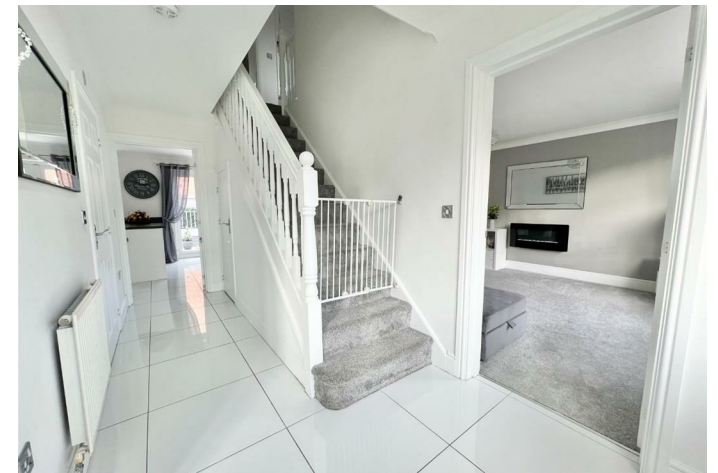
The internal accommodation comprises; welcoming hallway with staircase to the first floor landing, cloakroom/WC. Lounge with window to the front aspect and second reception rooms which could be used for many purposes, including an office, play room or second lounge. Open plan kitchen/dining room which is fitted with a range of wall, base and drawer units with space for appliances, dining table and two French doors leading to the rear garden. Useful utility room with space for washing machine and tumble dryer.

To the first floor there are four generous size bedrooms, the main having a en-suite shower room. To conclude the accommodation there is a family bathroom with four piece suite, including bath and separate shower cubicle.

Outside the property has a lawned garden to the front and a detached garage and driveway to the side. At the rear of the property there is an enclosed garden which is mainly laid to lawn with a timber decking and paved patio area.

Dover Court is located on a modern housing development in Low Willington and is within close proximity to schooling shopping amenities and bus links. Other towns and cities are within a short driving distance away, including, Crook, Bishop Auckland and Durham City Centre.

An internal viewing comes highly recommended, please contact Robinsons to arrange yours.













Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas central heating

Tenure: Freehold

EPC Rating: C

Durham Council Tax Band: E

Annual Price:

£2,693 (min)

Broadband

Basic

14 Mbps

Superfast

72 Mbps

Ultrafast

1000 Mbps

Mobile Signal: Average/Good



Disclaimer

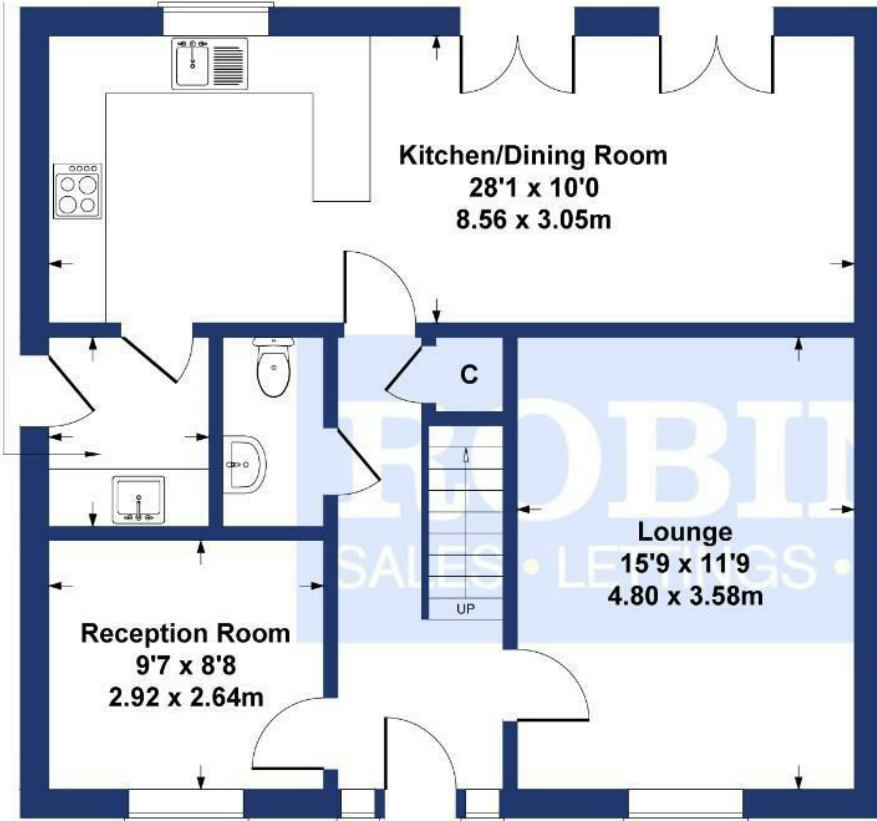
The preceding details have been sourced from the seller and OntheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B and C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept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



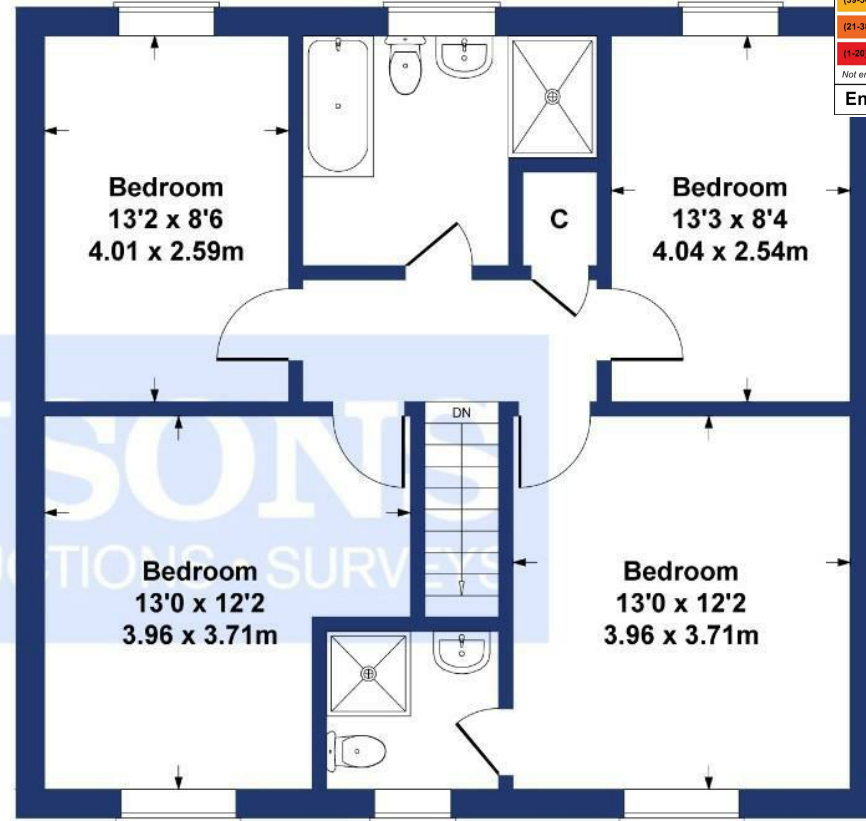
Dover Court Willington

Approximate Gross Internal Area
1474 sq ft - 137 sq m

Utility Room
5'9 x 5'7
1.75 x 1.70m



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		89
(81-81)	B	80	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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