



Mill Race, Wolsingham, DL13 3BW  
2 Bed - Bungalow - Detached  
£285,000

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS

# Mill Race Wolsingham, DL13 3BW

\* BEAUTIFULLY PRESENTED \* NEW ROOF \* GARAGE AND DRIVEWAY \*

Welcome to this charming detached bungalow nestled in the desirable village of Wolsingham. This well-cared-for property benefits from well presented accommodation throughout, with two double bedrooms, spacious lounge and attractive kitchen and bathroom. The bungalow is warmed by gas central heating and has double glazed windows. One of the stand out features is the new roof which was fitted just a few years ago and provides peace of mind for years to come.

The internal accommodation comprises; entrance hallway with storage cupboard and loft access. Spacious lounge with sliding patio doors leading to the rear garden. Kitchen which is fitted with a range of wall, base and drawer units with central island and space for appliances and dining table. Two double bedrooms, the main having fitted wardrobes with sliding doors. Bathroom with four piece suite, including bath and separate shower cubicle with mains shower attachment. Small sun room/side porch with space for seating and door giving access to the gardens.

Outside the property has a driveway and garage to the front. While to the rear and side there are enclosed gardens which are mostly paved and gravelled with a range of mature shrubs and flower beds. Space for a garden shed and a peaceful outlook.

Wolsingham is a desirable village in Weardale and has a range of everyday shopping amenities, including a butchers, bakers, restaurants and public house. It's surrounded by an abundance of countryside views and walking routes and is within a short driving distance of Durham City Centre and other towns, including Bishop Auckland and Crook.

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

EPC Rating: TBC

Tenure: Freehold

Council Tax Band: D

Annual Price: £2,431

Broadband

Basic

3 Mbps

Superfast

80 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







# Mill Race Wolsingham

Approximate Gross Internal Area  
1195 sq ft - 111 sq m



### 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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(82 plus) <b>A</b>			
(61-81) <b>B</b>			
(69-80) <b>C</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	

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. Robynsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robynsons staff may benefit from referral incentives relating to these services.



Royal Corner, Crook, County Durham, DL15 9UA  
Tel: 01388763477  
info@robinsonscrook.co.uk  
www.robinsonsestateagents.co.uk

