



Plantation Terrace, Howden Le Wear, DL15 8AD  
3 Bed - Bungalow - Detached  
Offers In The Region Of £345,000

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# Plantation Terrace

## Howden Le Wear, DL15 8AD

Welcome to Plantation Terrace, Howden Le Wear, - a charming three bedroom detached bungalow that offers spacious living accommodation throughout. This delightful property boasts three reception rooms, three bedrooms and two bathrooms, meaning this property should prove to be a fantastic family home.

The bungalow is situated on a large plot with potential for further extension to create a larger home if required (planning and consent needed) and provides ample parking to the front, along with a detached double garage. The well-established rear garden offers pleasant views, creating a tranquil setting and should prove to be very popular with keen gardeners and families.

The property is warmed by a gas combination boiler which was newly fitted in 2023 and is fully double glazed. The internal accommodation comprises; hallway with storage cupboard. Three reception rooms including the sun room and all located at the rear and enjoying the pleasant views over the garden. The kitchen is extensively fitted with a range of wall, base and drawer units with space for appliances and dining table. Useful utility room with space for washing machine, dryer and fridge/freezer.

The hallway gives access to all bedrooms, the two larger ones having fitted wardrobes and the main having a en-suite shower room. To conclude the accommodation there is a bathroom with four piece suite, including bath and separate shower cubicle.

Outside the bungalow sits on a large plot with parking for multiple cars to the front and a detached garage and summer house, both having electric. The rear garden is a generous size and is well established with flower beds and mature trees and plants. The garden has a good degree of privacy and has a pleasant outlook.













### LOCATION

The bungalow is located in Howden Le Wear, which is a popular village on the outskirts of Crook and Bishop Auckland. The village has a post office and grocery store, primary school, petrol station and is on a bus route.

### VIEWINGS

Viewings are by appointment only, please contact Robinsons to arrange yours.

### Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas central heating

EPC Rating: E

Tenure: Freehold

Durham Council Tax Band: E

Annual Price: £2,971

Broadband: Unknown

Mobile Signal: Unknown

### 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.

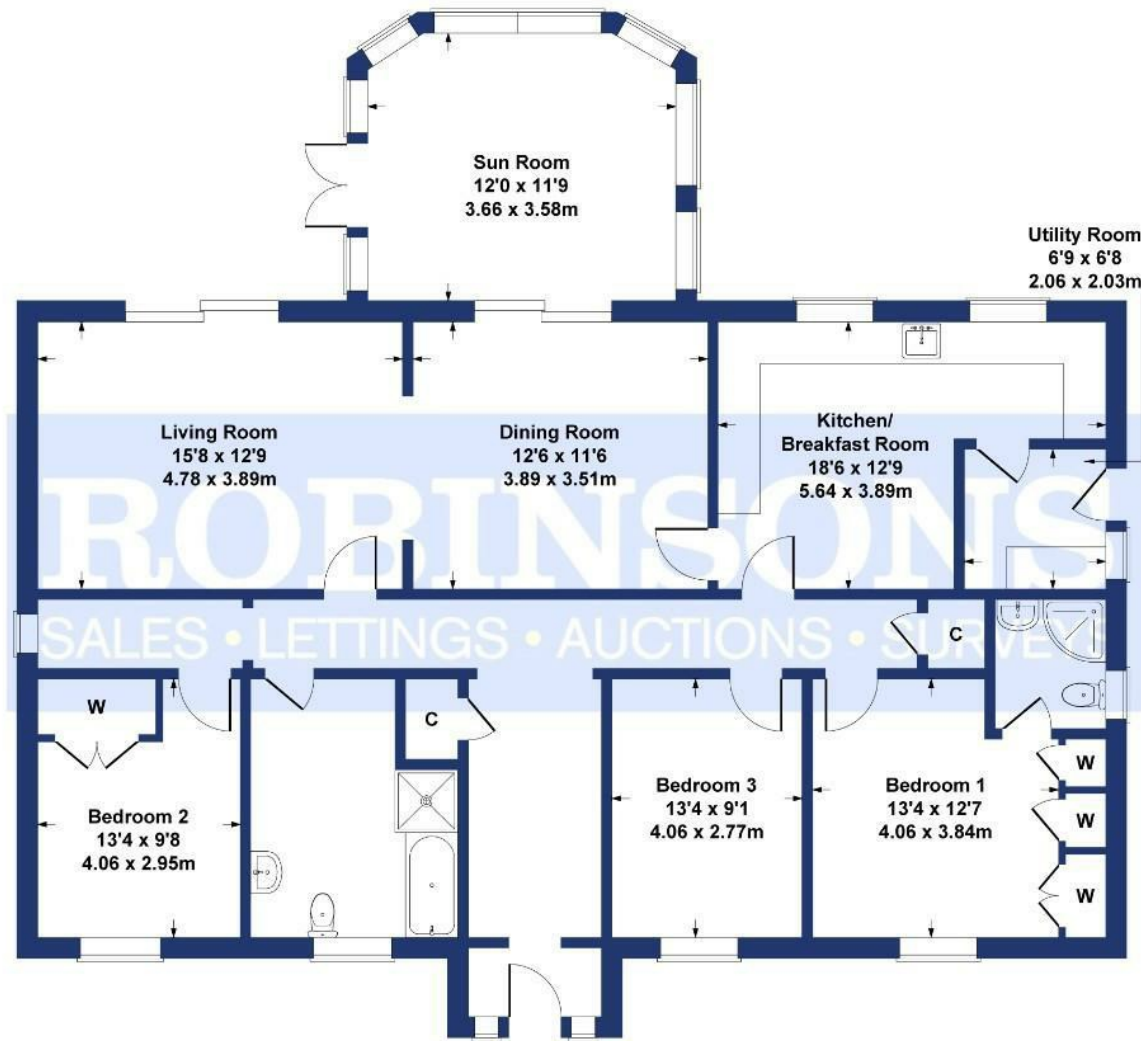






# Plantation Terrace Howden Le Wear

Approximate Gross Internal Area  
1719 sq ft - 160 sq m



## GROUND 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		75
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	52	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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. 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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