



Clement Way, Willington, DL15 0GQ  
3 Bed - House - Detached  
£200,000

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## Clement Way Willington, DL15 0GQ

Robinsons have the pleasure of offering to the sales market this charming three bedroom detached house. The property was built by Charles Church in 2016 and finished to a superb standard with attractive fitted kitchen and bathroom and has contemporary decoration and flooring throughout. The vendor have since converted the garage to create an extra reception room, which could be used for many purposes, including a children play room or home office. The house is warmed by gas central heating and has UPVC double glazed windows.

The internal accommodation comprises; entrance porch with door giving access to the 2nd reception room. Lounge with window to the front aspect and door giving access to the inner hallway. Open plan kitchen/dining room which is fitted with a range of wall, base and drawer units with integrated appliances, including gas hob, oven, extractor fan, dishwasher and fridge/freezer. Cloakroom/WC concludes the ground floor floor plan.

To the first floor there are three double bedrooms, the two larger having fitted wardrobes and the main having an en-suite shower room. Family bathroom with three piece suite.

Outside the property has a double driveway to the front with lawned garden. The rear garden is enclosed and has two patio areas and lawned grass area.

Clement Way is located Low Willington on a modern housing development and is within close proximity of schooling, shopping amenities and bus links.

Contact Robinsons for further information and to arrange an internal viewing.



















### Agents Notes

Agents Notes  
Electricity Supply: Mains  
Water Supply: Mains  
Sewerage: Mains  
Heating: Gas central heating  
EPC Rating: C  
Tenure: Freehold

Durham Council Tax Band: C  
Annual Price: £2,161  
Broadband  
Basic 15 Mbps  
Superfast 80 Mbps  
Ultrafast 1000 Mbps  
Mobile Signal: Average/Good

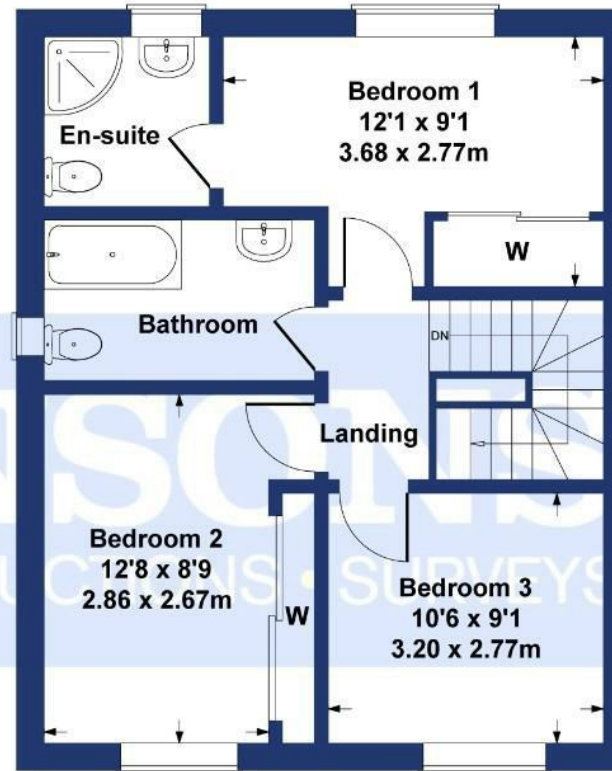
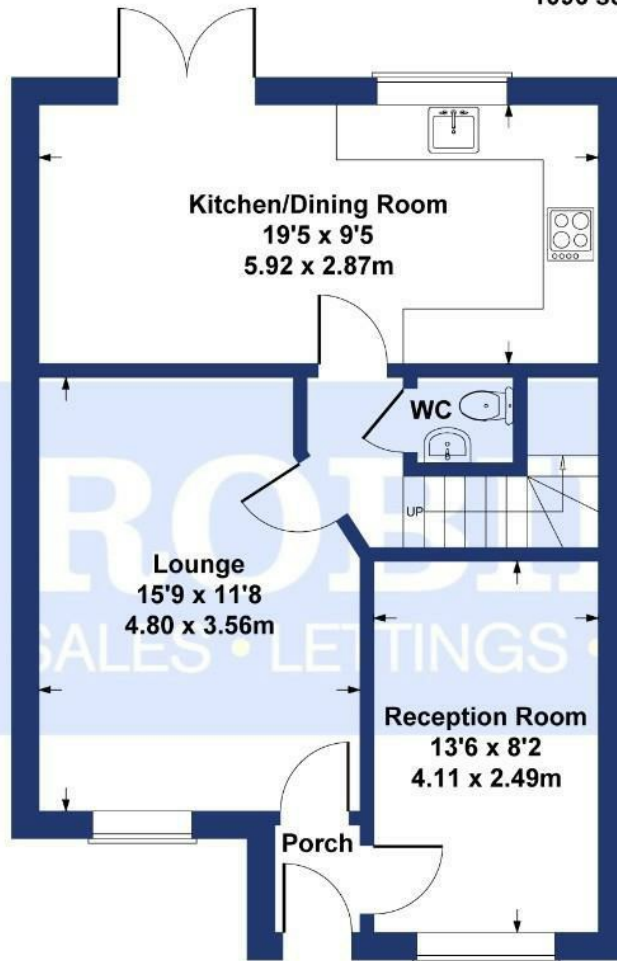
### Disclaimer

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.



# Clement Way Willington

Approximate Gross Internal Area  
1096 sq ft - 102 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
Very energy efficient - lower running costs			
(82 plus)	A		88
(61-81)	B		
(49-60)	C	77	
(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	

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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