



The Burn, Willington, DL15 0AP  
6 Bed - House - Detached  
£450,000

**ROBINSONS**  
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# The Burn

## Willington, DL15 0AP

Robinsons are excited to offer to the sales market this substantial 6 bedroom detached house which is approximately 3000 square foot and having its accommodation spread across three floors, making this a truly fantastic and rare to find family home! The house should tick all the boxes for modern day family living, having two of the larger bedrooms with en-suite bath/shower rooms and walk-in dressing areas, along with two further bath/shower rooms, three reception rooms, useful utility room, enclosed garden and large driveway allowing off road parking for approximately 4 vehicles.

The house is warmed by gas central heating and has UPVC double glazed windows, an alarm system and outdoor sensor lights.

The internal accommodation comprises; entrance hallway with oak staircase giving access to the upper floors, spacious lounge, conservatory, spacious kitchen/dining room, useful utility room and cloakroom/WC.

To the first floor there are four bedrooms, two of those having en-suite shower/bathrooms and walk-in dressing areas. Separate bathroom with three piece suite.

A further oak staircase leads to the second floor which has two double bedrooms and a shower room.

The Burn, Willington is a small exclusive development, comprising of only 4 houses and has electric gated access to the estate. The property is within close proximity of both primary and secondary schooling, shopping amenities and bus links. Other larger towns and cities are within a short driving distance away, including Bishop Auckland, Crook and Durham City Centre.





















### AGENT NOTES

Electricity Supply: Mains  
Water Supply: Mains  
Sewerage: Mains  
Heating: Gas central heating  
EPC Rating: C

Tenure: Freehold

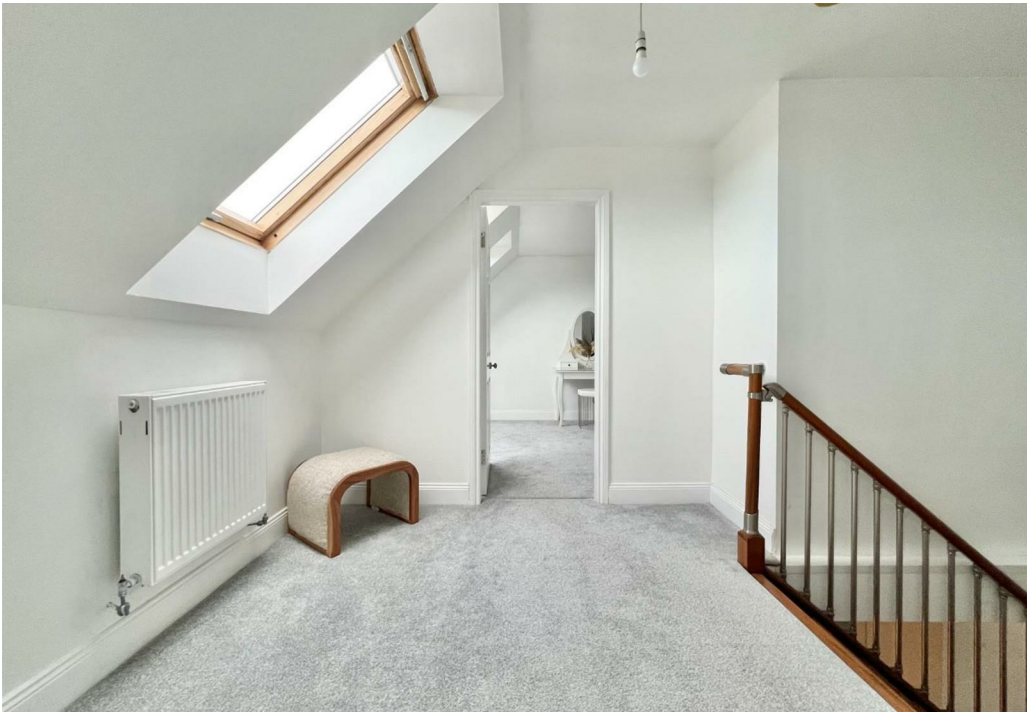
Durham Council Tax Band: F  
Annual Price: £3685.00  
Broadband  
Basic  
17 Mbps  
Superfast  
80 Mbps  
Ultrafast  
1000 Mbps  
Mobile Signal: Average

### 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

### VIEWINGS


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









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) <b>A</b>		<b>85</b>
(81-91) <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>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

**The Burn Willington**  
Approximate Gross Internal Area  
3095 sq ft - 288 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

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.



