



Hill Meadows, Willington, DL15 0GJ  
5 Bed - House - Detached  
£330,000

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



# Hill Meadows

## Willington, DL15 0GJ

\* LARGE FAMILY HOME \* FINISHED TO A HIGH STANDARD \* DOUBLE GARAGE \* TWO ENSUITE BATHROOMS \* POPULAR RESIDENTIAL HOUSING DEVELOPMENT \* VIEWING HIGHLY RECOMMENDED \*

We are excited to offer to the sales market this beautifully presented five bedroom detached house, which would make a fantastic family home having spacious living accommodation throughout, plus useful utility room, two en-suite bathrooms, double garage and enclosed rear garden. The house has been finished to a beautiful standard with contemporary decoration throughout and quality fixtures and fittings. The house is warmed by gas central heating, it has UPVC double glazed windows.

The internal accommodation comprises; welcoming hallway with staircase to the first-floor landing, lounge with feature fireplace and French doors to the rear garden. Impressive kitchen which is extensively fitted with a range of wall, base and drawer units, dining area with space for dining table, this is a pleasant room which overlooks the garden. Useful utility room with space and plumbing for automatic washing machine, cloakroom/WC. To conclude the ground floor accommodation there is a further reception room which would make a great office space.

The first floor has an attractive landing space which gives access to all bedrooms which are all a generous size. The main bedroom is a larger than average size and has fitted wardrobes, and en-suite bathroom complete with a four-piece suite, including a bath and shower cubicle. Bedrooms two and three share a Jack & Jill en-suite shower room. The family bathroom has a modern three-piece white suite.

Outside, the house sits on a large plot with a double driveway to the front leading to a double garage with an electric charging point. The rear garden is mainly laid to lawn and has a good degree of privacy, not being directly overlooked and with access to open countryside.























### LOCATION

Hill Meadows is located on a modern housing development in Low Willington which was built by 'Charles Church' and is within close proximity to both primary and secondary 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.

### VIEWINGS

Viewings are highly recommended and 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: C  
 Tenure: Freehold  
 Durham Council Tax Band: E  
 Annual Price: £3118.00  
 Broadband  
 Basic  
 14 Mbps  
 Superfast  
 61 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.







## Hill Meadows Willington

Approximate Gross Internal Area  
2236 sq ft - 208 sq m

| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (82 plus) <b>A</b>                          |                            |           |
| (81-81) <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>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>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. 2025

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.



