



Vedra Close, Wearhead, DL13 1DZ
3 Bed - House - Semi-Detached
£265,000

ROBINSONS
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Vedra Close Wearhead, DL13 1DZ

* LARGE PLOT WITH EXTENSIVE GARDENS * DRIVEWAY AND DOUBLE GARAGE * CUL-DE-SAC LOCATION IN A POPULAR WEARDALE VILLAGE * WELL PRESENTED THROUGHOUT * GOOD SIZE CONSERVATORY TO THE REAR * RARELY AVAILABLE *

Robinsons have the pleasure of offering to the sales market this this extended three bedroom semi-detached house. The property is well positioned in a pleasant cul-de-sac in the popular village of Wearhead. It sits on a generous size plot with private, large rear garden, driveway allowing off road parking for several cars and leads to a double garage. The house should make a fantastic purchase for families as it has the benefit of three reception rooms, including a large conservatory to the rear and useful ground floor WC. It is warmed by oil fired central heating and has UPVC double glazed windows.

The accommodation comprises; entrance porch, inner hallway, cloakroom/WC, dining room, lounge, kitchen which is extensively fitted with a range of wall, base and drawer units, conservatory to the rear enjoying views over the rear garden

To the first floor there are three bedrooms and a family bathroom which is fitted with a four piece suite including bath with mains shower attachment above. Loft hatch will pull down ladder which is boarded and has lighting and power sockets.

Outside the gardens are well looked after and have been landscaped over the years. The rear garden is a generous size and has a good degree of privacy, there is a patio and lawn area, fruit trees and space for greenhouse, vegetables patches etc.

To the front there are wrought iron gates opening to the driveway to allow off street parking for multiple cars and leads to a double garage.

Wearhead is a popular village in upper Weardale in an 'Area Of Outstanding Natural Beauty' and has some stunning countryside walks and views. Other neighbouring towns and villages are a short drive away, including St Johns Chapel and Stanhope.













Viewings

viewing 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: Oil central heating

EPC Rating: D

Tenure: Freehold

Council Tax Band: A

Annual Price: £1,701

Broadband

Basic

18 Mbps

Superfast

67 Mbps

Ultrafast

1000 Mbps

Mobile Signal: Average/Good



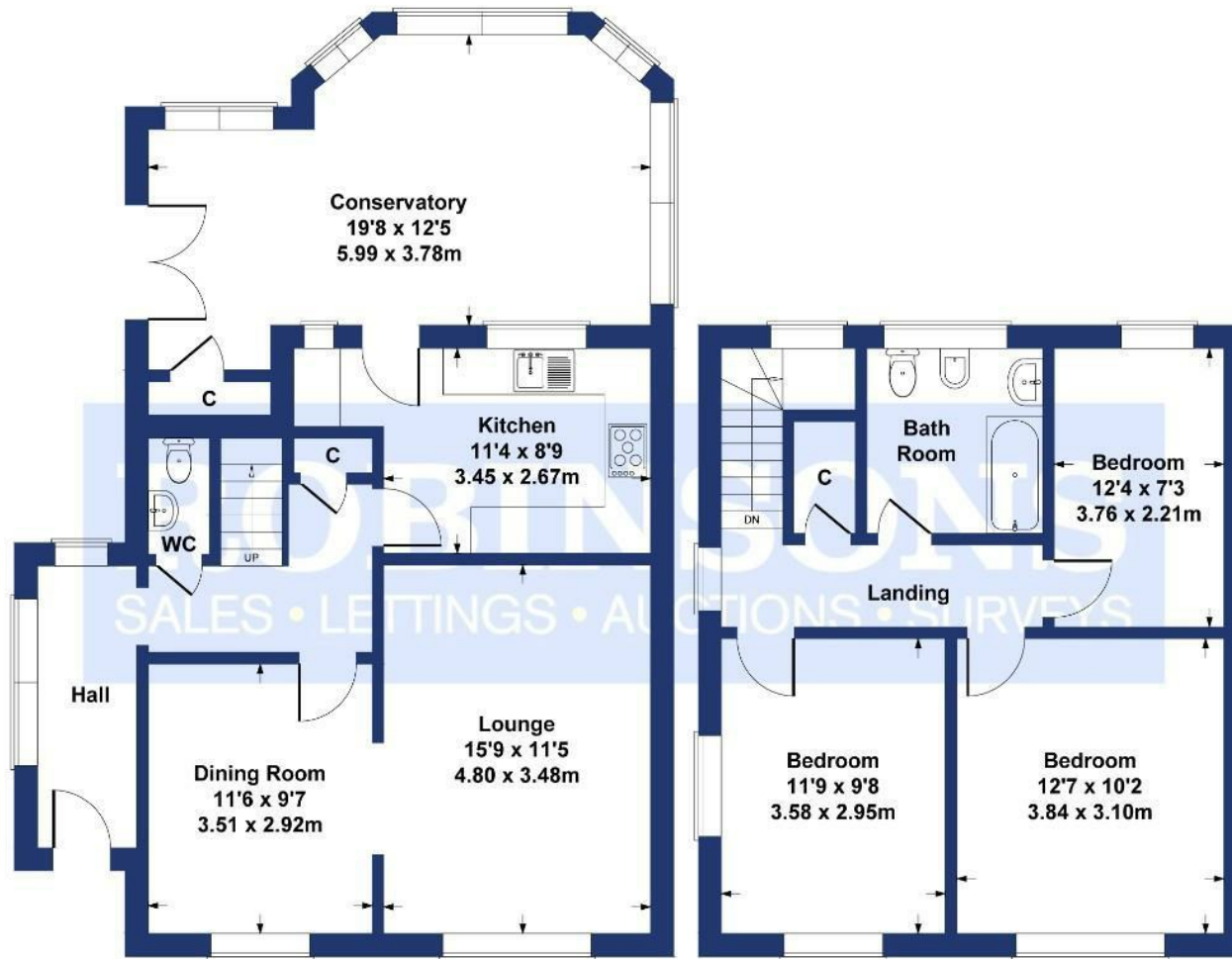
Disclaimer

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.



Vedra Close Wearhead

Approximate Gross Internal Area
1389 sq ft - 128 sq m



GROUND FLOOR

FIRST 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. 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		85
(81-81) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) 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.



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

