



Priory Gardens, Willington, DL15 0UY  
4 Bed - House - Detached  
£275,000

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# Priory Gardens

## Willington, DL15 0UY

Sitting on a large corner plot with enclosed gardens to the side and rear and ample off road parking is this four bedroom detached house. The property should make a superb family home, having four double bedrooms, the main having an en-suite shower room, conservatory extension, open plan kitchen/dining room, useful utility room and WC.

The house is warmed by a gas combination boiler and has UPVC double glazed windows.

The internal accommodation comprises; entrance vestibule, lounge with bay window to the front aspect. Double doors open to the open plan kitchen/dining room with a modern fitted kitchen with integrated hob and oven. Useful utility room with space for washing machine and tumble dryer and door giving access to the garage. Cloakroom/WC, conservatory overlooking the enclosed gardens.

To the first floor there are four generous size bedrooms, the main having fitted wardrobes and an en-suite shower room with double width shower enclosure with overhead mains waterfall shower attachment. Family bathroom with three piece suite.

Outside the house has two driveways to the front and a single garage. The rear and side gardens are enclosed and mostly laid to lawn with mature borders and a paved patio area. Double gates from the second driveway open to allow further parking.

The garden is a generous size and would have potential for extension, with the correct planning and consent.

Priory Gardens is located in Low Willington which has a cricket club and public house. Willington town has primary and secondary schooling, shopping amenities, healthcare facilities and bus links.

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























### Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas central heating

EPC Rating: TBC

Council Tax Band: D

Annual Price: £2,551

Broadband

Basic

15 Mbps

Superfast

54 Mbps

Ultrafast

10000 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.







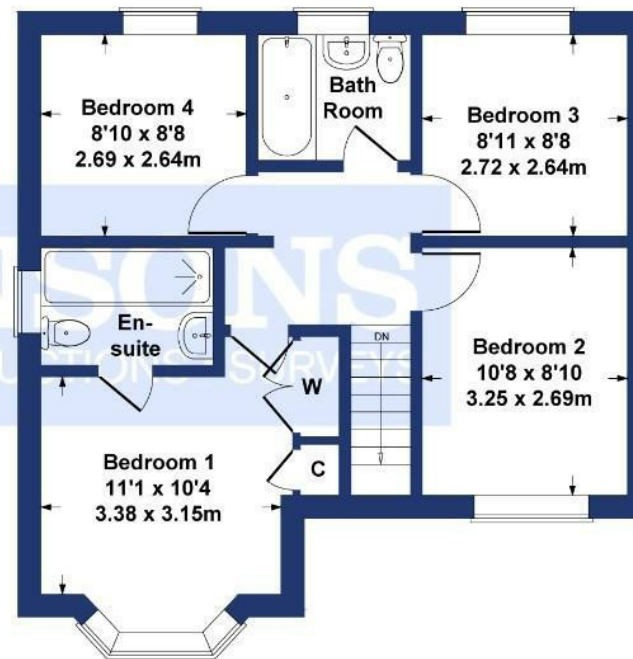


# Priory Gardens Willington

Approximate Gross Internal Area  
1355 sq ft - 126 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		
(92 plus) <b>A</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	

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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