



St. Annes Drive, Wolsingham, DL13 3DG  
4 Bed - House - Townhouse  
£300,000

**ROBINSONS**  
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## St. Annes Drive Wolsingham, DL13 3DG

\* DRIVEWAY AND GARAGE \* TWO RECEPTION ROOMS \* USEFUL UTILITY ROOM \* EN-SUITE SHOWER ROOM \* RE-FITTED KITCHEN BATHROOM \* CUL-DE-SAC \*

Robinsons are excited to offer to the sales market this delightful four bedroom town house which should prove to be a fantastic family home, having the benefit of two reception rooms, re-fitted kitchen/dining room, en-suite shower room, driveway and garage. The property is well positioned in the popular village Wolsingham in a modern cul-de-sac and is close to shopping amenities, schooling and bus links.

The internal accommodation comprises; entrance hallway, reception room which is currently being used as a dining room, cloakroom/WC, kitchen/dining room with a range of quality wall, base and drawer units with space for dining table and French doors leading to rear garden, useful utility room with space and plumbing for automatic washing machine.

To the first floor there is a lounge, re-fitted bathroom with attractive free standing bath and a double bedroom. A further staircase leads to the second floor which has three further bedrooms, including the main which has a en-suite shower room. The house is warmed by gas central heating and has double glazed windows.

Outside directly to the rear of the property there is a delightful courtyard garden which can be a 'sun trap' in the summer months and has a gravelled patio area, raised planting area and space for garden furniture.

To the front there is an easy to maintain garden and located to the side of the house there is a garage and driveway.

St Anne's Drive is a popular residential cul-de-sac and is within walking distance of the village square, parks, schooling and bus links. An internal viewing comes highly recommended.













#### Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas central heating

EPC Rating: TBC

Tenure: Freehold

Council Tax Band: D

Annual Price: £2,551

Broadband

Basic

4 Mbps

Superfast

80 Mbps

Mobile Signal: Average/Good

Disclaimer

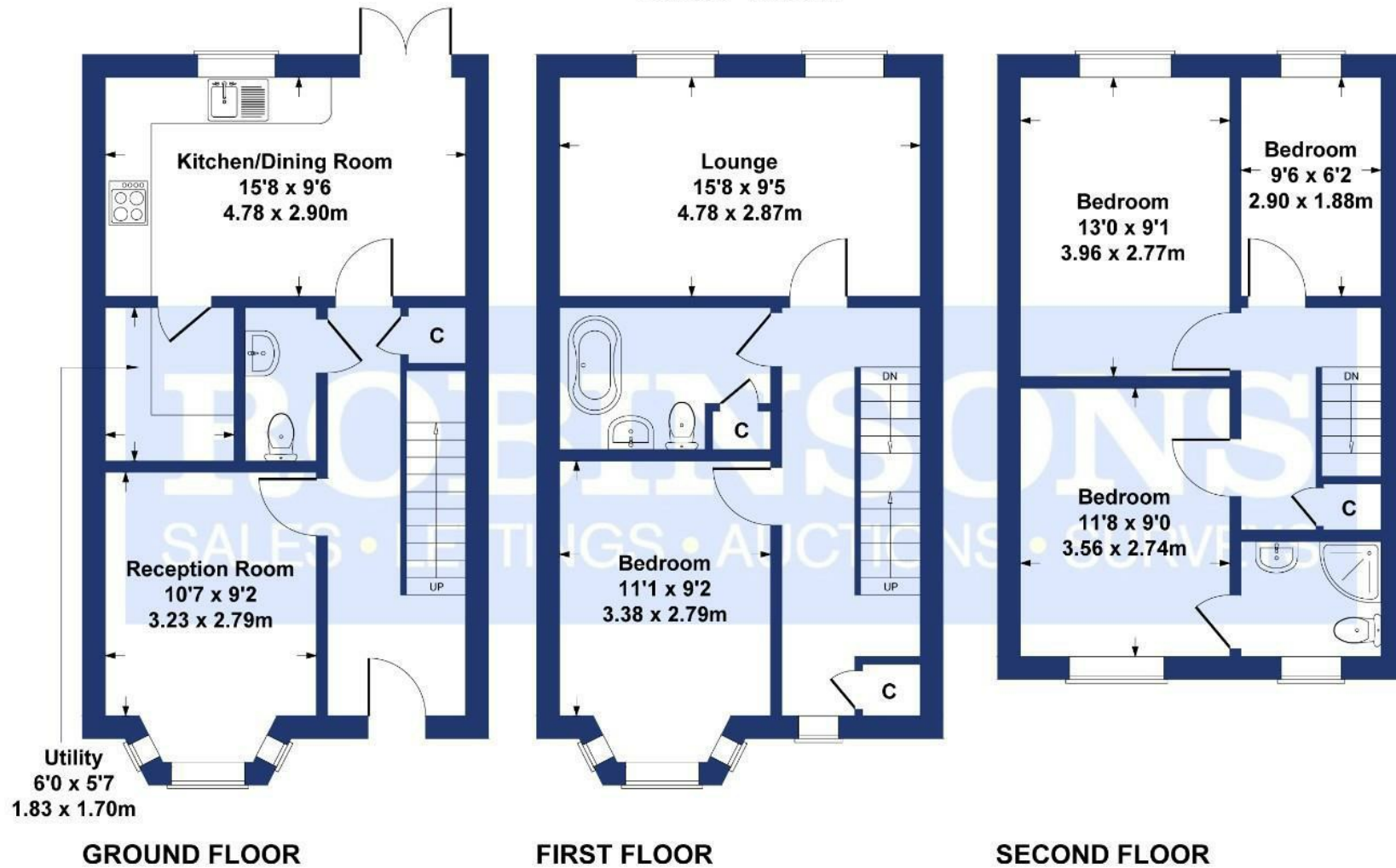
The preceding details have been sourced from the seller and OntheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B and C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.





# St Annes Drive Wolsingham

Approximate Gross Internal Area  
1284 sq ft - 119 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. 2022

| 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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