



St. Annes Drive, Wolsingham, DL13 3DG
4 Bed - House - Mid Terrace
£297,500

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St. Annes Drive Wolsingham, DL13 3DG

Nestled in the charming village of Wolsingham, Bishop Auckland, this delightful mid-terrace house on St. Annes Drive offers a perfect blend of comfort and convenience. With accommodation spread over three floors, this property boasts an impressive four bedrooms and two reception rooms, making it an ideal family home.

The internal accommodation comprises; entrance hallway with staircase to the first floor landing and cloakroom/WC. Kitchen with a range of wall, base and drawer units with space for appliances, useful utility room. Lounge/dining room with bay window and French doors to the garden.

To the first floor there is a second lounge enjoying views over the rear garden and beyond. A double bedroom and bathroom.

The second floor enjoys the main bedroom with en-suite shower room, a further double bedroom and a single bedroom which would be ideal for walk-in wardrobe or home office.

At the rear of the house there is an enclosed garden which has pleasant views over neighbouring fields. Additionally, the property includes a single garage, providing secure parking and extra storage space.

Situated in a quiet cul-de-sac, this residence enjoys a desirable location that combines the peace of village life with easy access to local amenities. Wolsingham is known for its friendly community and beautiful surroundings, making it an excellent choice for those seeking a welcoming environment.

This property presents a wonderful opportunity for anyone looking to settle in a lovely village setting while enjoying the comforts of a spacious family home. Do not miss the chance to make this charming house your new home.













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.



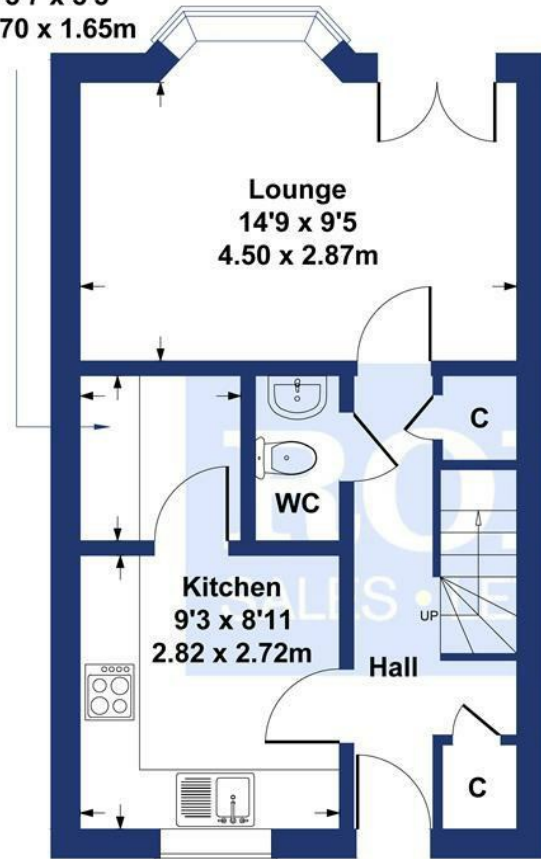


St Annes Drive Wolsingham

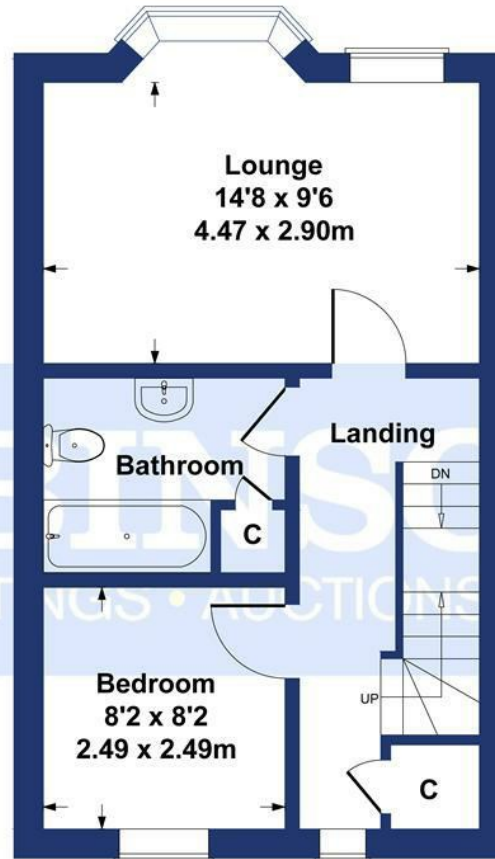
Approximate Gross Internal Area
1138 sq ft - 106 sq m

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

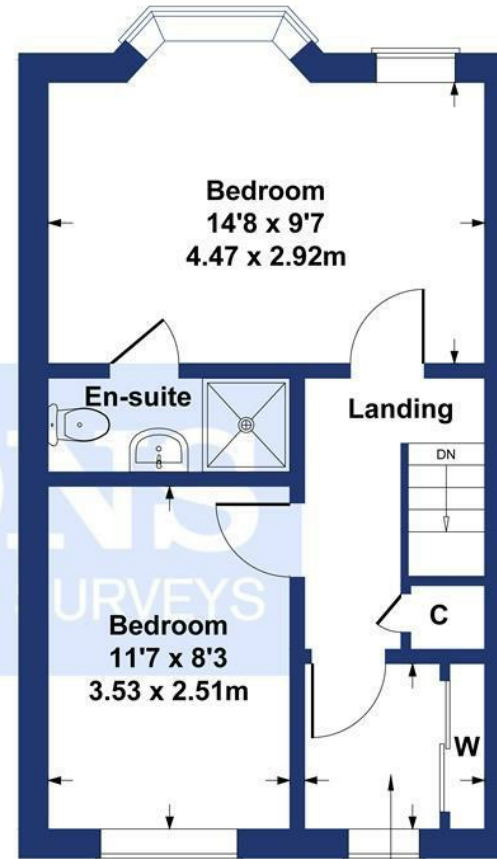
Utility Room
5'7 x 5'5
1.70 x 1.65m



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Bedroom/Office
6'7 x 5'7
2.01 x 1.70m

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.



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