



VENTURE
PLATINUM

Lydgate Lane | Wolsingham
£285,000



A beautifully appointed family home located in the heart of Wolsingham, Wolsingham has a range of amenities, ideally placed for the commuter with good road links to Durham, Darlington, the A68 and Newcastle.

The perfect property for a family, it has undergone some vast renovations by the current owners with high quality fixtures and fittings. The property in brief comprises of entrance porch, hallway, lounge, open plan extended living, kitchen diner plus rear entrance, ground floor WC and UTILITY. To the first floor three bedrooms and family bathroom with access into a useful loft storage room. Externally there is OFF ROAD PARKING, and ENCLOSED GARDEN.

Ground Floor

Entrance Porch

Accessed via composite entrance door which leads in to a small vestibule then on into the inner hallway.

Inner Hallway

Stairs rise to the first floor, wooden and glass banister, access to a useful storage cupboard, central heating radiator and floor tiles.

Lounge 5.718 x 3.735 (18'9" x 12'3")

Located to the front elevation of the property having box bay UPVC window, which the current vendors extended out over which makes a beautiful use of the space, solid wooden floor, stone inglenook housing multi fuel stove and vertical white radiator.

Kitchen Living Diner 6.442 x 5.159 (21'1" x 16'11")

This exceptional room has been extended to create a lovely open plan living area for all the family to enjoy.

The kitchen area is fitted with a range of grey base and wall units with space saving facilities, granite work surface, dropped sink with hot tap, integrated wine cooler, fridge and freezer with space for a range style cooker. Breakfast seating with ample space for both living and dining furniture, this room is filled with natural light from the bi-folding doors, UPVC window and glass pitched roof. You really can enjoy the outdoors from the comfort of your own home. Tiled flooring with under floor heating, ceiling spot lights, under counter lighting and access to an artisanal storage cupboard.

Rear Entrance

UPVC door and window to the side elevation of the property, central heating radiator and tiled flooring.

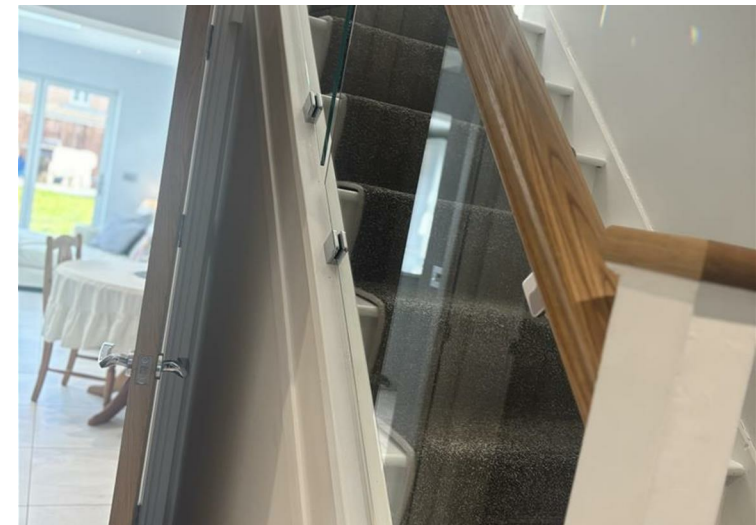
WC

Fitted with WC and central heating radiator. Obscured UPVC window.

Utility 1.818 x 2.713 (5'11" x 8'10")

An opening leads from the rear entrance into the useful utility area with under counter space and plumbing for washing machine and tumble dryer plus additional free standing appliances. UPVC window, stainless steel sink unit and the gas central heating boiler can be found here.

First Floor





Landing

Stairs rise from the inner hallway and provide access to the fuel floor accommodation and the loft. Two UPVC windows.

Bedroom One 3.923 x 2.832 (12'10" x 9'3")

Located to the front elevation of the property having UPVC window, central heating radiator and fitted wardrobes to one wall plus additional fitted mirrored wardrobe.





Bedroom Two 3.457 x 3.052 (11'4" x 10'0")

Located to the rear elevation of the property having UPVC window and central heating radiator. There is also a double fitted wardrobe in this room.

Bedroom Three 2.341 x 2.776 (7'8" x 9'1")

Located to the front elevation of the property having UPVC window and central heating radiator.

Bathroom

Fitted with a three piece suite comprising bath with shower over and glass screen, WC, wash hand basin, fully tiled, obscured UPVC window, ceiling spot lights and chrome heated towel rail.

Second Floor



Loft Room

Velux roof light, eaves storage, ceiling spot lights and wood effect laminate flooring.

Exterior

To the front of the property there is an off road parking space with area of gravel bounded by walking, gated access to the enclosed rear garden which is mainly laid to lawn, hard standing for a shed and patio seating.

Energy Performance Certificate

To view the full energy performance certificate on this property please use the link below:

<https://find-energy-certificate.service.gov.uk/energy-certificate/1034-5727-7300-0408-5202>

Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Superfast broadband available. Highest download speed - 80mbps. Highest upload speed - 20mbps.

Mobile Signal/coverage: Coverage likely with EE, Vodaphone, Three and O2.

Council Tax: Durham County Council, Band: A Annual price: £1621 (Maximum 2024)

Energy Performance Certificate Grade D

Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.

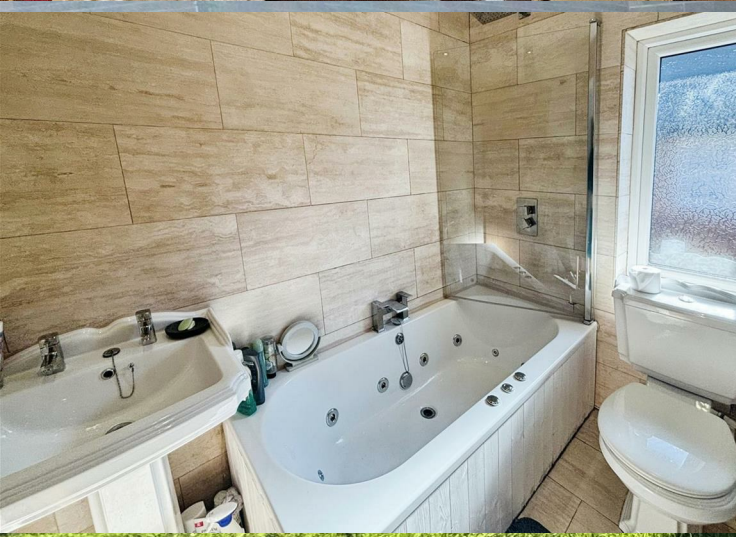
Flood Risk: Medium risk of surface water flooding. Very low risk of flooding from rivers and the sea.



Disclaimer

The preceding details have been sourced from the seller, OntheMarket.com and other third parties. 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. Venture Properties (Crook) Limited cannot accept liability for any information provided.





10 Lydgate Lane | Wolsingham



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

5 South Street, Crook, DL15 8NE

01388 741174
www.venturepropertiesuk.com