



## Vicarage Gardens

Willington DL15 0UZ

£245,000





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# Vicarage Gardens

Willington DL15 0UZ



- Four Bedroom Detached Home
- EPC Grade C
- Conservatory

- CHAIN FREE
- En Suite Shower Room
- Cul De Sac Location

- Utility & Ground Floor WC
- Lounge & Dining Room
- View Today !!!

A SMART DETACHED FOUR BEDROOM FAMILY HOME enjoying a pleasant corner position with a lovely CONSERVATORY, spacious rear GARDEN and an INTEGRAL GARAGE.

The property has been owned by the current owner since first built and has been lovingly cared for since.

Brief accommodation comprises of: Entrance Hallway, Lounge, Dining Room, Conservatory, Kitchen & Utility Room as well as a Ground floor cloak WC. To the first floor are Four bedrooms, the main bedroom having an En Suite shower Room and a separate Family Bathroom.

Externally to the front is a open plan garden laid to lawn and a driveway leading to single garage.

To the rear is a good sized rear garden and patio area bounded by a brick boundary wall.

## GROUND FLOOR

### Hallway

With timber entrance door, central heating radiator and stairs rising to first floor.

### Lounge

Having laminate wood flooring, central heating radiator and uPVC double glazed bay window to front.

### Dining Room

15'10" x 10'5" (4.841 x 3.191)

Having laminate flooring, central heating radiator and sliding patio doors to conservatory.

### Conservatory

12'10" x 9'9" (3.919 x 2.992)

Having uPVC doors and windows over looking the rear garden.

### Kitchen

9'11" x 9'9" (3.044 x 2.987)

Fitted with a range of grey wall and base units with contrasting work surfaces over, integrated electric oven with gas hob and extractor over, plumbing for dishwasher, sink unit with mixer tap, central heating radiator and uPVC double glazed window to rear.

### Utility Room

Having space for fridge freezer and tumble dryer, plumbing for washing machine and service door to garage.

### Ground Floor WC

With white wc, wash hand basin and central heating radiator.

## FIRST FLOOR

### Landing

The seller has advised the attic space is boarded but there is no drop ladder.

### Bedroom One

10'3" x 10'2" (3.139 x 3.108)

With two sets of double built in wardrobes, central heating radiator and uPVC double glazed window to front.

### En Suite Shower Room/WC

Fitted with a double shower cubicle having mains shower over, wc, wash hand basin set to vanity unit and chrome heated towel rail.

### Bedroom Two

10'8" x 8'8" (3.268 x 2.647)

Having central heating radiator and uPVC double glazed window to front.

### Bedroom Three

8'8" x 8'10" (2.664 x 2.713)

Having central heating radiator and uPVC double glazed window to rear.

### Bedroom Four

8'10" x 8'10" (2.713 x 2.702)

With central heating radiator and uPVC double glazed window to rear.

### Bathroom/WC

Fitted with a white suite comprising of a panelled bath, wash hand basin, wc and central heating radiator.

### Externally

Externally to the front is a open plan garden laid to lawn and a driveway leading to single garage.

To the rear is a good sized rear garden and patio area bounded by a brick boundary wall.

### Energy Performance Certificate

To view the full Energy Performance Certificate please use the following link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/6634-2027-1300-0581-6292>

EPC Grade C

### Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and Water: Mains

Broadband: Ultrafast available. Highest available download speed - 9000 mbps.

Highest available upload speed - 9000 mbps

Mobile Signal/coverage: good

Council Tax: Durham County Council, Band: D Annual price: £2316 (Maximum 2024)

Energy Performance Certificate Grade - C

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

### Disclaimer

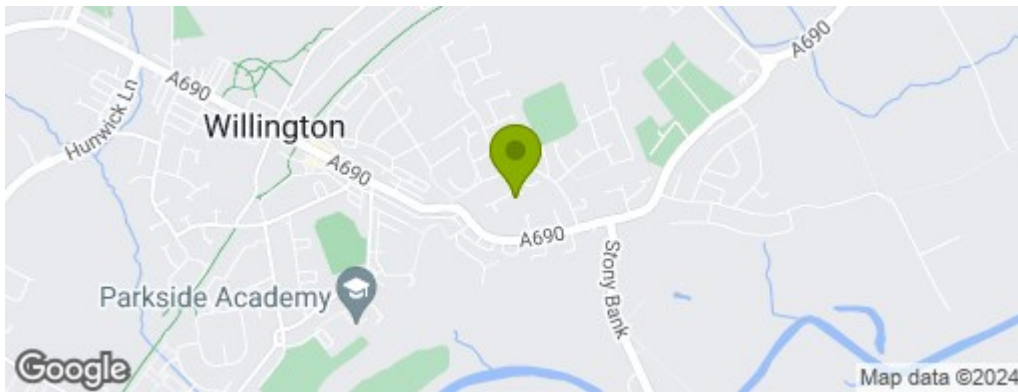
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GROUND FLOOR

1ST FLOOR



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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### Property Information

Durham County Council - Council Tax Band D  
Tenure - Freehold

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