



Clement Way

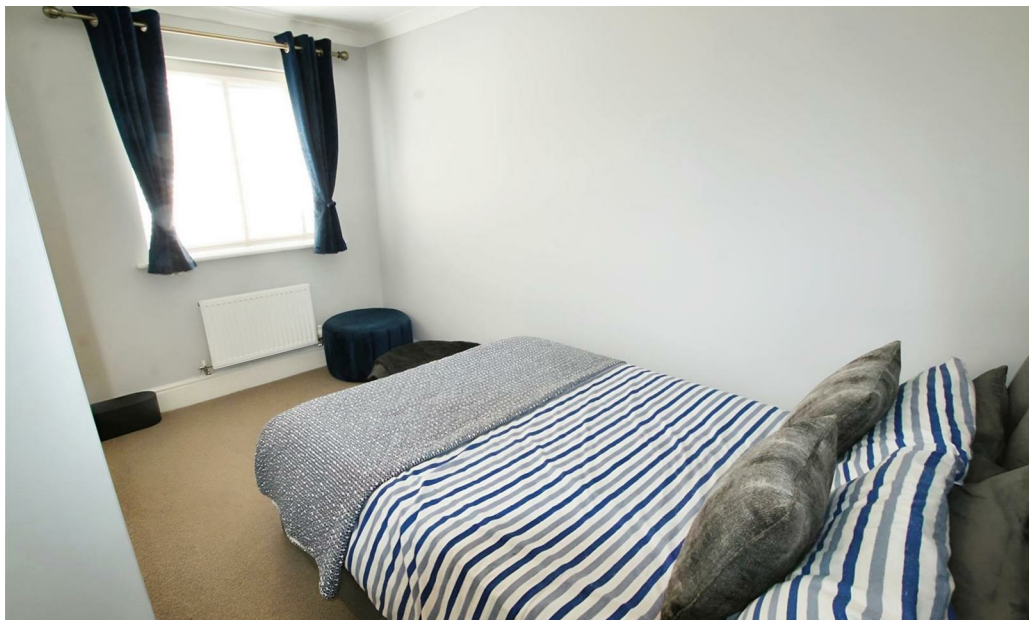
Willington DL15 0GQ

£210,000





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Clement Way

Willington DL15 0GQ



- Three Bedroom Detached
- EPC Grade C
- Kitchen/Diner

- South Facing Garden
- En Suite Shower Room
- Driveway To Front

- Garage Conversion
- Ground Floor WC
- Wood Flooring

This immaculate THREE BEDROOM DETACHED HOME is available to buy and is sure to suit a wide range of buyers.

Built in 2016 the accommodation features full gas central heating and double glazing. Act quick to avoid disappointment. Brief details comprise of: entrance hallway, second reception room converted from the garage by the current owners, Lounge, Ground floor WC, Kitchen and dining room. To the first floor are three bedrooms the master having en suite shower room, and a family bathroom. Externally to the rear is an lovely south facing enclosed garden laid to lawn with patio area, whilst to the front is a open plan garden & driveway.

THREE BEDROOM DETACHED. SOUTH FACING REAR GARDEN. GARAGE CONVERSION. EN SUITE SHOWER ROOM.

GROUND FLOOR

Entrance Lobby

Having kamdean vinyl flooring.

Second Reception Room

13'6" x 8'2" (4.127 x 2.500)

Converted from the garage into a useful second reception room having storage cupboard, vertical radiator, uPVC double glazed window to front and kamdean vinyl flooring.

Lounge

15'9" x 11'8" (4.810 x 3.558)

With kamdean vinyl flooring, central heating radiator and uPVC double glazed window to front.

Inner Hallway

With stairs rising to first floor and central heating radiator.

Ground Floor WC

Fitted with a white suite having wash hand basin, wc and central heating radiator.

Kitchen/ Dining Room

Combined kitchen and dining room fitted with a good range of wall and base units having granite worktops, integrated sink unit and draining board, integrated fridge freezer, dishwasher and plumbing for washing machine, integrated electric oven and hob having extractor chimney over, tiled flooring, ample space for family dining table and uPVC French doors leading into the rear garden.

FIRST FLOOR

Landing

Connecting three bedrooms and family bathroom.

Bedroom One

12'10" x 9'10" (3.920 x 3.003)

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

En Suite Shower Room

Fitted with a white suite comprising of: corner shower cubicle, wc, wash hand basin, central heating radiator and spot lights to ceiling.

Bedroom Two

12'8" x 8'9" (3.875 x 2.681)

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

Bedroom Three

10'6" x 9'1" (3.202 x 2.791)

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

Bathroom

Again fitted with a suite suite having panelled bath, wash hand basin, WC and part tiled walls.

Externally

Externally to the front is a pleasant open plan front garden and a driveway providing off road parking.

To the rear is a lovely landscaped south facing garden.

Energy Performance Certificate

To view the full energy performance certificate please use the following link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0228-2959-7342-4086-7984>

EPC Grade C

Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast broadband available (Highest available download speed 1000

Mbps, Highest available upload speed 220 Mbps)

Mobile Signal/coverage: Good with Three, O2, Vodafone

Council Tax: Durham County Council, Band: C Annual price: £2119.39 (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 flooding from rivers and the sea, high risk of surface water flooding

Restrictions (If applicable):

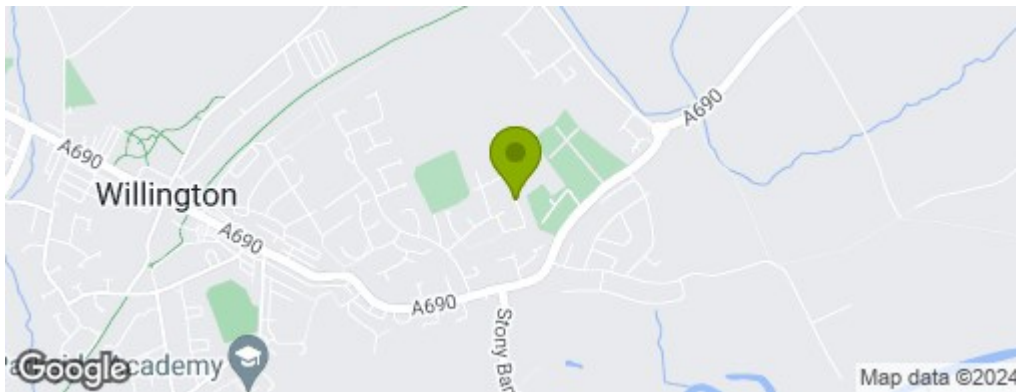
Rights and Easements (If applicable):

Disclaimer

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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 misstatement. 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 C
Tenure - Freehold

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