



VENTURE  
PLATINUM



Abbots Green | Willington  
£350,000





Welcome to this exquisite extended five bedroom detached family home located in the sought-after Abbots Green, Willington, Crook. This property boasts two reception rooms, perfect for entertaining guests or relaxing with the family. With two bathrooms, including a walk-in wet room on the ground floor, convenience and comfort are at the forefront of this home. The current owners have adapted the property by extending to the rear to create an accessible space in the way of a 5th bedroom to the ground floor and walk in shower room with disabled needs in mind.

Situated in a quiet cul-de-sac, this property offers a peaceful retreat from the hustle and bustle of everyday life. The flexible accommodation allows you to tailor the space to suit your needs, whether you require an extra bedroom or a home office.

One of the highlights of this home is the landscaped low-maintenance rear garden, complete with a charming summerhouse. Imagine enjoying a cup of tea in the tranquility of your own outdoor oasis.

The heart of this home is the kitchen/family room, a feature that brings loved ones together for meals and quality time. Parking is a breeze with space for four vehicles, making coming home a stress-free experience.

Don't miss the opportunity to make this property your own and experience the comfort and luxury it has to offer in this desirable location.

## GROUND FLOOR

### Hallway

Via composite front entrance door, central heating radiator tiled flooring and stairs to first floor.

### Ground Floor WC

Small wash hand basin set to vanity unit, wc, tiled splash backs and flooring and central heating radiator.

### Lounge 4.257 x 3.253 (13'11" x 10'8")

With laminate flooring central heating radiator and uPVC double glazed bay window to front.

### Inner Hallway

Having laminate flooring, central heating radiator and access to shower room and back reception room.

### Office 5.575 x 2.338 (18'3" x 7'8")

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

### Wet Shower Room/WC

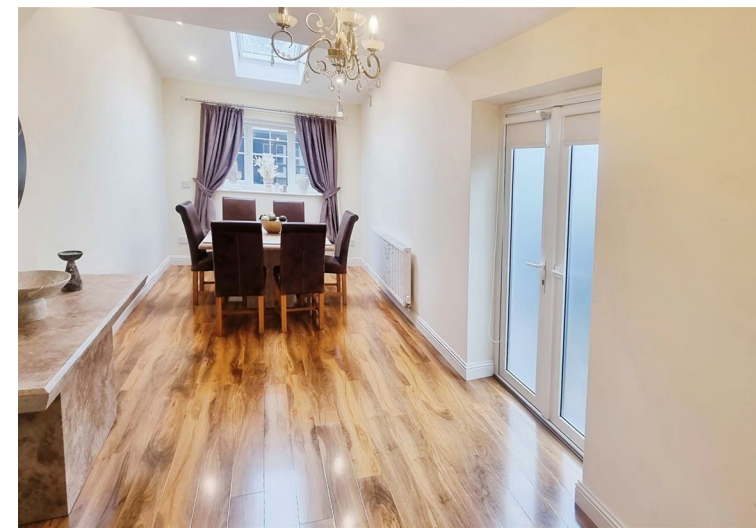
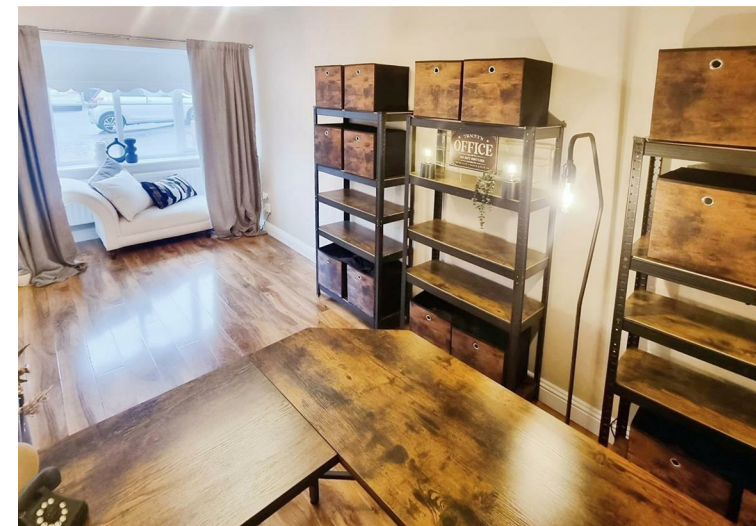
A walk in wet room Having double shower cubicle with mains shower over, wc , wash hand basin set to vanity unit chrome heated towel rail.

### Reception Room/5th Bedroom 6.043 x 2.618 (19'9" x 8'7")

To the rear of the property having separate entrance via patio doors to side, laminate flooring, velux window and central heating radiator.

### Kitchen/Breakfast Room 8.304 x 4.245 (27'2" x 13'11" )

Fitted with a good range of grey high gloss wall and base units with quartz work surfaces over, central island integrated sink unit dishwasher, integrated 5 ring gas hob and digital extraction chimney over, eye level oven and microwave, space for American fridge freezer, fitted breakfast bar and seating, tiled flooring, three vertical radiators , two vekux windows and bifold doors to garden  
Landing







#### Utility Room

Fitted out with base units having work surfaces over, plumbing for washing machine and tumble dryer, sink unit, wall mounted gas boiler, tiled flooring and side entrance door.

#### Landing

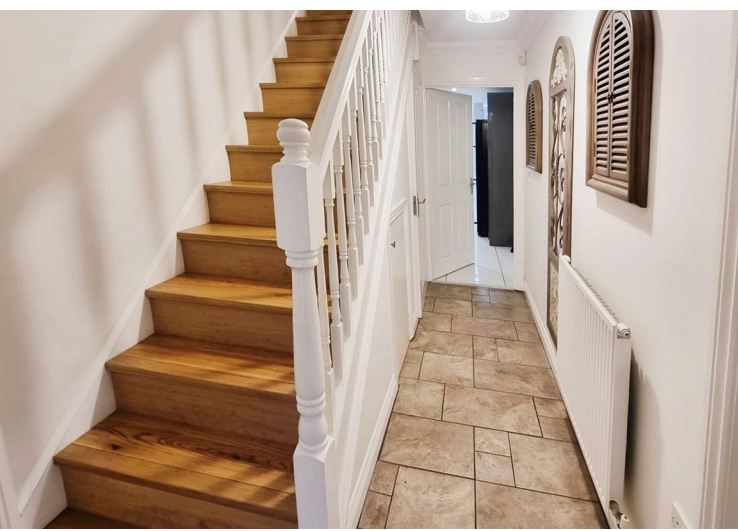
Loft hatch boarded out and has power and a drop ladder.

#### Bedroom One 3.359 x 3.308 (11'0" x 10'10")

With laminate flooring, two sets of double 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, circular sink unit set to vanity and wc, chrome heated towel rail.

#### Bedroom Two 3.998 x 2.659 (13'1" x 8'8")

With dressing area, central heating radiator and uPVC double glazed window to rear. The current owners use this as a photography/work studio.

#### Bedroom Three 6.051 x 2.748 (19'10" x 9'0")

Having double fitted wardrobes, alcove set up for tv, central heating radiator and uPVC double glazed window to front.

#### Bedroom Four 5.231 x 4.506 (17'1" x 14'9")

Laminate flooring, central heating radiator and uPVC double glazed window to rear.





### Bathroom

Fitted with a panelled jet bath, wash hand basin and wc set to vanity units, chrome heated towel rail.

### Externally

Externally to the rear is a lovely enclosed landscaped low maintenance garden paved and has Summer house with lighting and power.

To the front is a block paved driveway allowing for off road parking

### Energy Performance Certificate

To view the Energy Performance Certificate for this property, please use the following link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0390-2323-9350-2194-3825>

EPC Grade C

### Agents Other Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains (Water meter)

Broadband: Ultrafast Available Highest available download speed 120 Mbps, Highest available upload speed 120 Mbps

Mobile Signal/coverage: Likely with 02 and Vodafone

Council Tax: Durham County Council, Band: D Annual price: £2431 (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. Very low risk of surface water flooding.



### 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.









# 28 Abbots Green | Willington



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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