



VENTURE  
PLATINUM



Clement Way | Willington  
£255,000





Nestled in a tranquil cul-de-sac on Clement Way in Willington, Crook, this modern detached house offers a perfect blend of comfort and style. With four spacious bedrooms, this property is ideal for families seeking a welcoming home. The layout includes an inviting reception rooms providing ample space for relaxation and entertaining guests.

The heart of the home is the well-appointed kitchen and dining room located at the rear, which creates a warm and inviting atmosphere for family meals and gatherings. Additionally, the ground floor features a convenient cloakroom with a WC, enhancing the practicality of the living space.

Outside, the property boasts a lovely garden, perfect for enjoying the outdoors or hosting summer barbecues. For those with vehicles, there is parking available for two cars, ensuring ease and convenience.

This delightful home combines modern living with a peaceful setting, making it a wonderful choice for anyone looking to settle in a friendly community. With its generous living space and thoughtful design, this property is not to be missed.

## GROUND FLOOR

### Entrance Hallway

A lovely spacious hallway having a central heating radiator and stairs to first floor.

### Ground Floor Cloaks / WC

Fitted with a white WC, wash hand basin and central heating radiator.

### Lounge 4.339 x 3.147 (14'2" x 10'3")

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

### Kitchen / Dining Room 7.288 x 2.676 (23'10" x 8'9")

The kitchen is fitted with a good range of wall and base units with contrasting work surfaces over, one and a half bowl sink and drainer with matching mixer tap, integrated electric oven and separate gas hob with extraction chimney over, plumbing for washing machine and space for fridge freezer, wall mounted gas boiler, space for dishwasher, non slip tiled flooring running through to the dining area. To the dining area is a central heating radiator, storage cupboard and uPVC French doors leading to the garden.

## FIRST FLOOR

### Landing

Having loft hatch and airing cupboard.

### Bedroom One 3.487 x 3.302 (11'5" x 10'9")

With fitted sliding wardrobe, central heating radiator and uPVC double glazed window to front.

### Ensuite Shower Room / WC

Fitted with a double shower cubicle with mains shower over, WC, wash hand basin, tiling to walls and central heating radiator.







**Bedroom Two 4.598 x 3.156 (15'1" x 10'4")**

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

**Bedroom Three 3.378 x 2.834 (11'0" x 9'3")**

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







#### Bedroom Four 2.830 x 1.910 (9'3" x 6'3")

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

#### Bathroom/WC

Fitted with a white suite comprising of panelled bath, WC, wash hand basin, part tiled walls and central heating radiator.

#### Externally

To the front of the house is a driveway leading to single integral garage with up and over door, (there is fitted car charging point which sellers may leave by separate negotiation).

To the rear is a further enclosed garden with patio.





### Energy Performance Certificate

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/8793-7334-5880-5185-9926>

EPC Grade C

### Other General Information

Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Broadband available. Highest available download speed 1800 Mbps. Highest available upload speed 220 Mbps.

Mobile Signal/coverage: Likely with O2 and Vodafone. We recommend contacting your service provider for further information.

Council Tax: Durham County Council, Band: D Annual price: £2,501.73 (Maximum 2025)

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: 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.









# 7 Clement Way | Willington



TOTAL FLOOR AREA: 1291 sq.ft. (120.0 sq.m.) approx.

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](http://www.venturepropertiesuk.com)