



VENTURE
PLATINUM

Dover Court | Willington
Offers In The Region Of £400,000



An absolutely fantastic opportunity to purchase an exceptional SIX BEDROOM DETACHED property which is a rare to the market opportunity nestled away in a private cul-de-sac this is one not to be missed. Good quality fixtures and fittings throughout along with an extended dining kitchen creating a fabulous entertaining space for all the family to enjoy.

This property is tucked away on Dover Court located just off Manor Road in Willington, Willington has a range of amenities, schooling and recreational facilities but is ideally placed for the commuter with good road links to Durham, Darlington, Newcastle and the A1(M).

The property in brief comprises of entrance porch, inner hallway, lounge, ground floor WC, LIVING/DINING/KITCHEN plus UTILITY whilst to the first floor MASTER SUITE with WALK IN WARDROBE, DRESSING AREA and BATHROOM EN SUITE, the second and third bedroom share a Jack and Jill en suite, a further three bedrooms plus family bathroom. All bedrooms are spacious and will allow at least a double bed. Externally there is the benefit of off road parking, DOUBLE GARAGE and ENCLOSED GARDEN.

Please call us today to save disappointment.

Ground Floor

Entrance Porch

Accessed into a useful entrance porch with ample space for cloaks hanging if required. Central heating radiator.

Inner Hallway

Stairs rise to the first floor, access to an under stair storage cupboard and a central heating radiator.

Cloaks WC

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

Lounge 3.713 x 5.042 (12'2" x 16'6")

A spacious and welcoming room with UPVC window, central heating radiator and a lovely focal point to the room being a media wall with alcove up lighting to either hand and electric loving flame fire with space for TV.

Living Kitchen Diner 3.556 x 11.278 plus 6.048 x 3.978 (11'7" x 37'0" plus 19'10" x 13'0")

An exceptional family room with ample space to utilise however is suitable for you, space for living, dining and breakfast space. An ideal entertaining space with UPVC no-folding doors to enjoy the outside from the comfort of your own home.

Brightened by two UPVC windows and two helix roof lights with a beautiful focal point to the room being a multi fuel stove. Solid oak flooring continues throughout the living dining space and as you step into the kitchen area tiled flooring.

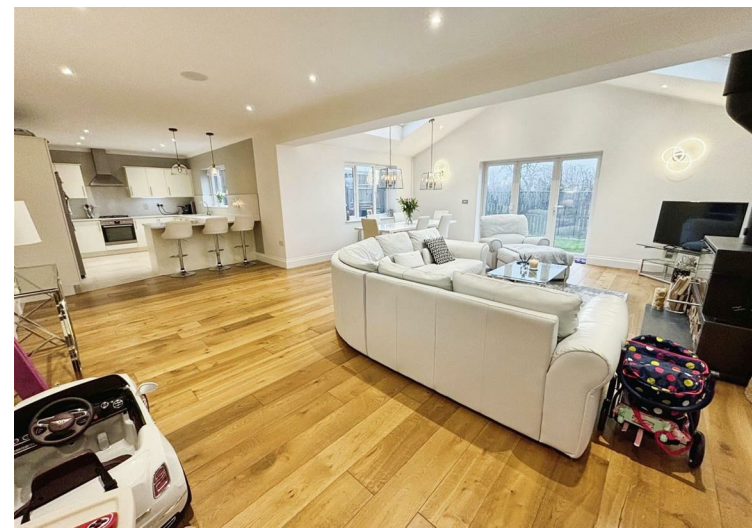
The kitchen is fitted with a range of white base and wall mounted storage units with granite work surfaces over and dropped sink, integrated electric oven, gas hob and extraction fan plus dishwasher. A breakfast bar seating area and space for free standing appliances as required.

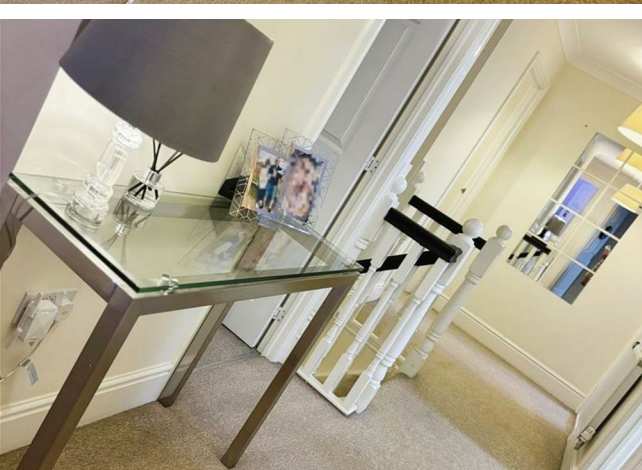
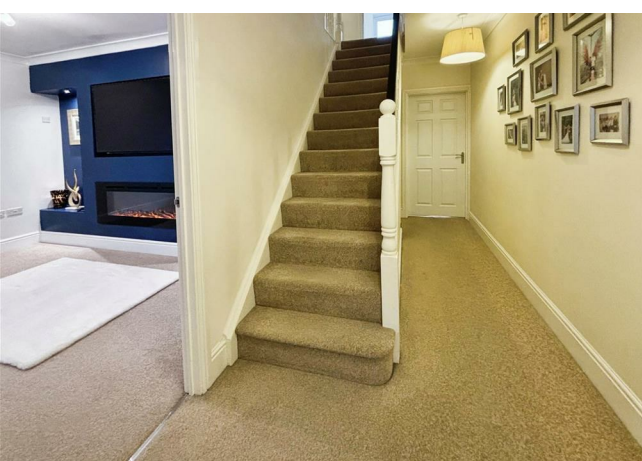
Two central heating radiators and a mix of wall, ceiling and central lighting.

Utility

Having further base units and under counter space and plumbing for a washing machine and tumble dryer, sink unit, central heating radiator and a door to the side of the property. The gas central heating boiler can also be found here.

First Floor





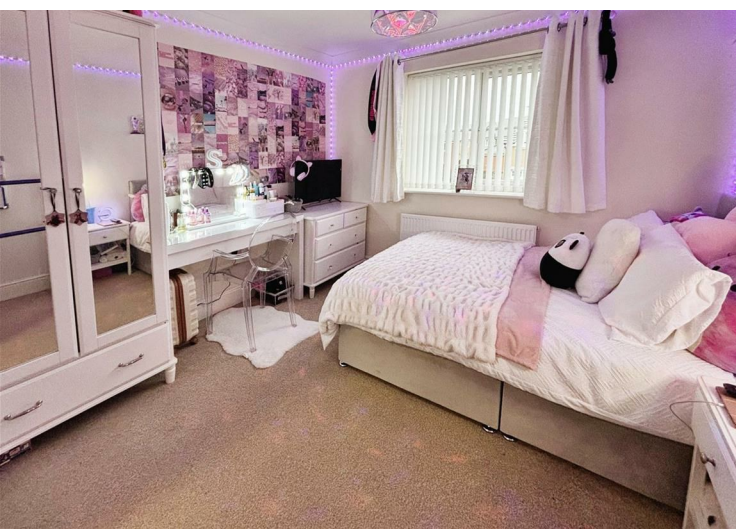
Landing

Stairs rise from the entrance hall and provide access to the first floor living accommodation. Access to a linen storage cupboard and central heating radiator.

Master Suite 3.749 x 3.362 (12'3" x 11'0")

Located to the front elevation a walk through dressing area with ample space for a dressing table with archway through to the bedroom area. Located off the bedroom is a walk in wardrobe having UPVC window and central heating radiator. The main bedroom is lightened by a UPVC window and has a central heating radiator.





Master Bathroom/WC

Fitted with a four piece suite comprising bath, shower cubicle, WC and wash hand basin. Extraction fan, obscured UPVC window and central heating radiator.

Bedroom Two 3.886 x 3.264 (12'8" x 10'8")

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

Jack and Jill En Suite/WC

Fitted with shower cubicle, WC, wash hand basin, obscured UPVC window, extraction fan and central heating radiator.

Bedroom Three 2.903 x 3.462 (9'6" x 11'4")

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



Bedroom Four 2.861 x 2.966 (9'4" x 9'8")

also located to the rear elevation of the property having UPVC window and central heating radiator.

Bedroom Five 4.411 x 3.247 (14'5" x 10'7")

Again located to the rear elevation of the property having UPVC window and central heating radiator.

Bedroom Six 3.932 x 3.121 (12'10" x 10'2")

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

Bathroom/WC

Fitted with a four piece suite comprising bath, shower cubicle, WC and wash hand basin. Obscured UPVC window, extraction fan and central heating radiator.

Exterior

To the front of the property is off road parking for two vehicles in front of the double garage.



Whilst to the rear is an enclosed garden mainly laid to lawn with a paved patio seating area with electrics for a hot tub if required.

Double Garage

Having two up and over doors, power and lighting.

Energy Performance Certificate

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/2598-6034-7347-4836-4934>

EPC Grade C

Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

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

Mobile Signal/coverage: Likely with 02 and Vodafone

Council Tax: Durham County Council, Band: E Annual price: £3,057.67 (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: Very low risk of surface water flooding, very low risk of flooding from the rivers and the sea

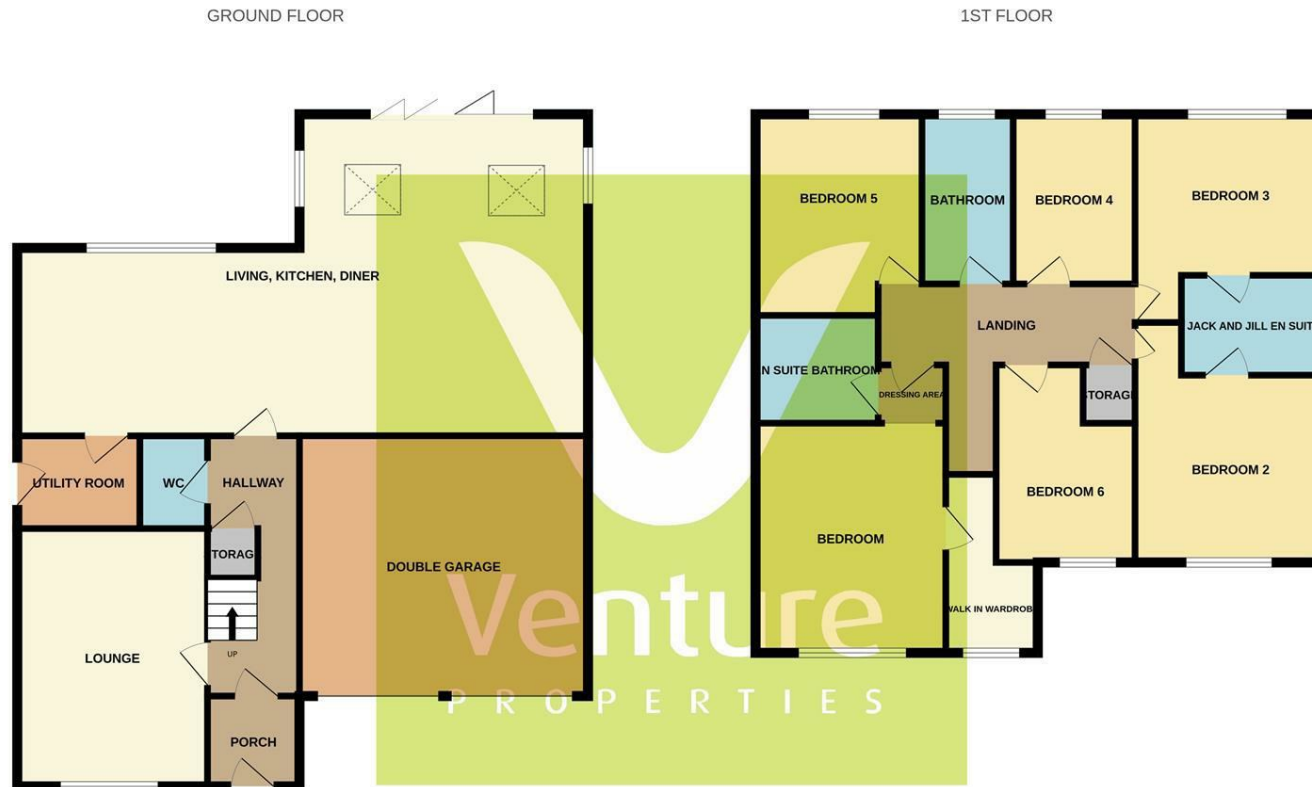
Disclaimer

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8 Dover Court | 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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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.

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