



VENTURE  
PLATINUM



Kasher Road | Low Willington  
£295,000





Situated Kasher Road in Low Willington, this modern four-bedroom detached house offers an ideal family home. The property boasts an inviting lounge and study perfect for both relaxation and entertaining guests.

The heart of the home is undoubtedly the spacious kitchen and dining area, designed to accommodate family gatherings and culinary adventures. For added convenience, the ground floor features a cloakroom with a WC and a utility room, ensuring practicality for everyday living.

Upstairs, you will find four well-proportioned bedrooms, including a master suite complete with an en suite shower room, providing a private retreat for the homeowners. The family bathroom is also thoughtfully designed, catering to the needs of a busy household.

Outside, the property is complemented by a delightful rear garden, ideal for outdoor activities and summer barbecues. The garage and driveway offer ample parking for up to three vehicles, making it a practical choice for families with multiple cars.

This delightful home combines modern living with comfort, making it a perfect choice for those seeking a spacious and well-appointed residence in a peaceful neighbourhood. Don't miss the opportunity to make this wonderful property your own.

## GROUND FLOOR

### Entrance Hall

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

### Office 2.738 x 3.118 (8'11" x 10'2")

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

### Lounge 3.623 x 4.739 (11'10" x 15'6")

With a feature fireplace housing electric fire, central heating radiator and uPVC double glazed window to front.

### Ground Floor Cloaks / WC

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

### Kitchen/ Dining Room 8.507 x 3.167 (27'10" x 10'4")

Kitchen is fitted with a good range of wall and base units with contrasting work surfaces over, one and a half bowl sink and mixer tap, integrated electric oven and gas hob with extraction chimney over, dishwasher, space for fridge freezer, tiled flooring and uPVC double glazed window to rear.

To the dining end are two sets of French patio doors to rear garden, tiled flooring and central heating radiator.

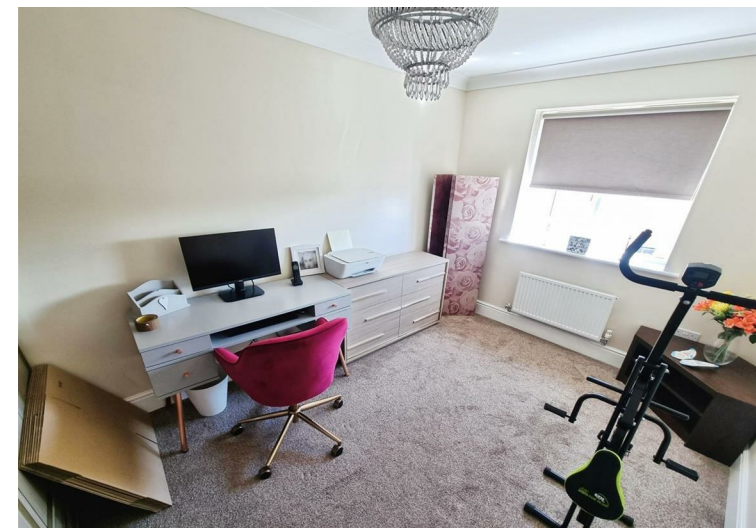
### Utility Room

Having base units with contrasting work surfaces over, plumbing for washing machine and space for tumble dryer, wall mounted gas boiler, tiled flooring, central heating radiator and rear entrance door.

## FIRST FLOOR

### Landing

With airing cupboard and loft hatch which is park boarded out and has no ladder.







Bedroom One 4.232 x 3.714 (13'10" x 12'2")

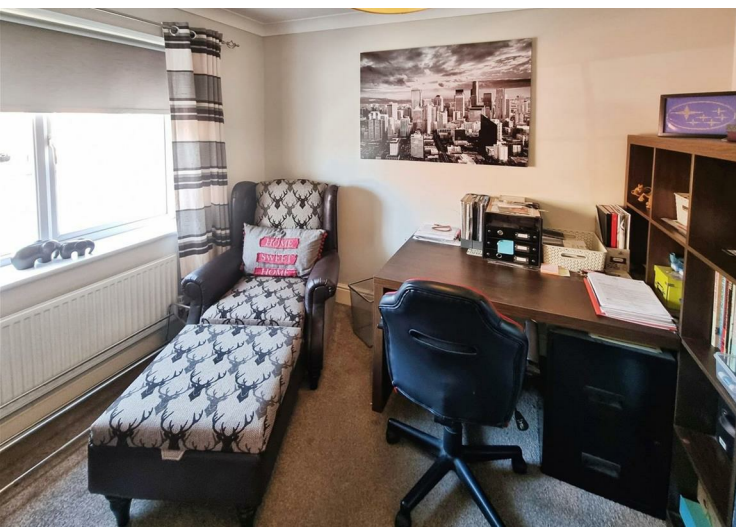
Having central heating radiator and uPVC double glazed window.

Ensuite/ WC

Fitted with a corner shower unit with electric shower over, WC, wash hand basin and central heating radiator.







**Bedroom Two 2.504 x 4.151 (8'2" x 13'7")**

Having central heating radiator and uPVC double glazed window.

**Bedroom Three 4.059 x 2.619 (13'3" x 8'7")**

Having central heating radiator and uPVC double glazed window.

**Bedroom Four 3.715 x 3.999 (12'2" x 13'1")**

Having central heating radiator and uPVC double glazed window.

**Bathroom/WC**

Fitted with a four piece suite comprising of panelled bath, WC, wash hand basin and separate double shower cubicle with mains shower over.





### Externally

Externally to the front is a block paved driveway allowing for off road parking and to the side is a single garage. To the rear is a good sized enclosed garden part patio and part lawn.

### Garage

The Garage has an up and over door and power inside.

### 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/0128-4911-7340-3085-5900>

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: 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 rivers and the sea.



### Disclaimer

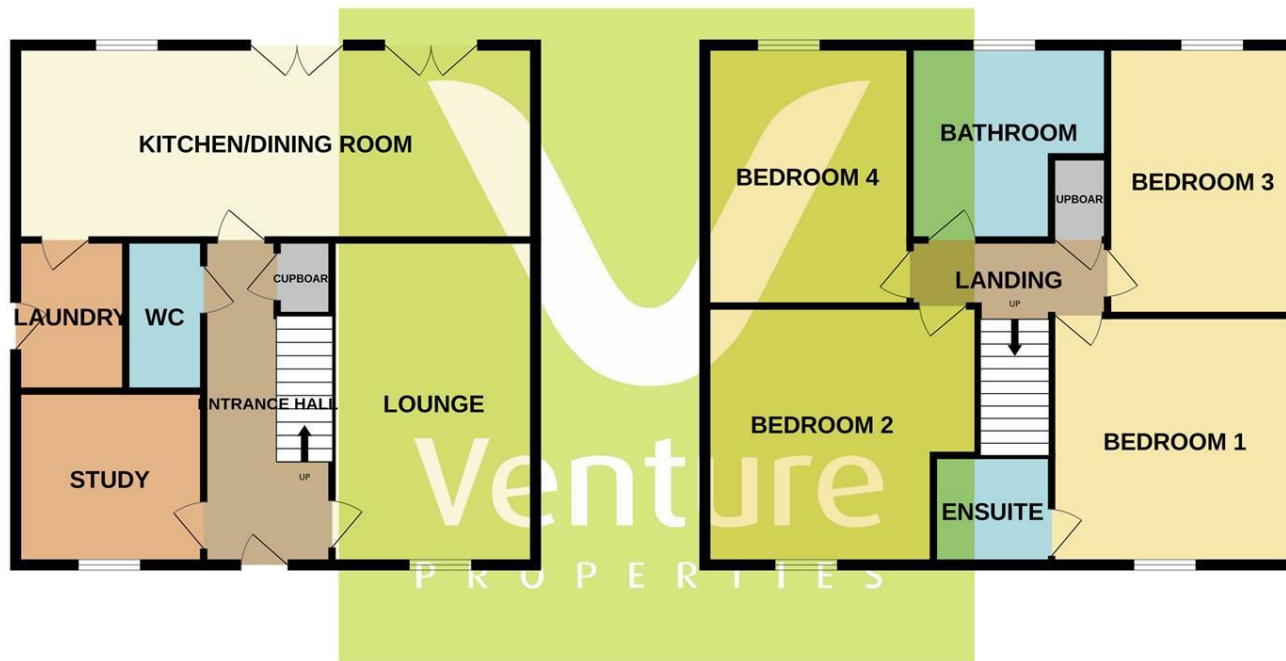
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# 2 Kasher Road | Low Willington

## GROUND 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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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.