



**Hawthorn Drive**

Willington DL15 0GH

**Chain Free £247,500**

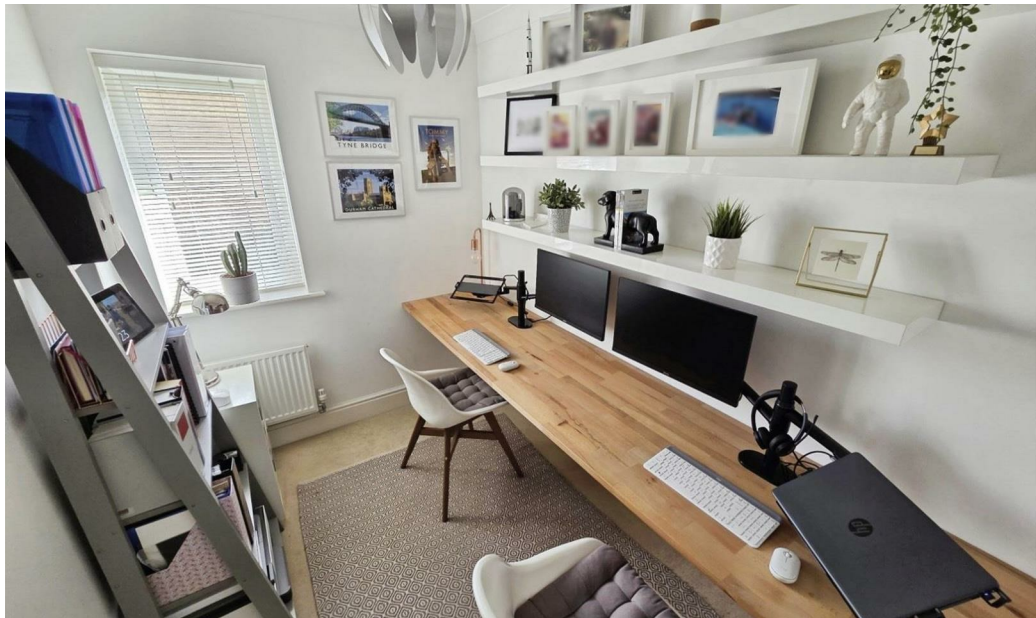






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# Hawthorn Drive

Willington DL15 0GH



- Four Bedroom Detached House
- Rear Garden and Decking
- Ground Floor Cloaks WC

- Chain Free
- Modern Kitchen and Dining Room
- En Suite Shower Room

- Garage and Double Driveway
- Spacious Family Home
- Immaculate Throughout

A Modern chain free property situated Hawthorn Drive, Willington, Crook, this lovely detached house presents an excellent opportunity for families seeking a comfortable and stylish home. Spanning an impressive 1,163 square feet, the property boasts fourth well-proportioned bedrooms, making it ideal for both growing families and those looking for extra space.

Upon entering, you are welcomed into a spacious reception room that offers a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The heart of the home is undoubtedly the modern family kitchen/diner, which provides a fantastic space for family meals and gatherings. This area is designed with contemporary living in mind, ensuring both functionality and style.

The property features two bathrooms, including an en-suite shower room attached to the main bedroom, providing convenience and privacy for the occupants. Additionally, a ground floor WC adds to the practicality of the layout, making it suitable for everyday living.

For those with vehicles, the property includes parking for up to three vehicles, along with a garage, ensuring ample space for both residents and visitors. Being chain-free, this home offers a smooth transition for potential buyers, allowing for a quicker move-in process.

Overall, this modern four-bedroom detached home on Hawthorn Drive is a delightful find, combining comfort, convenience, and contemporary design in a desirable location. It is a perfect choice for anyone looking to settle in a welcoming community.

## Ground Floor

### Entrance Hallway

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

### Lounge

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

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

### Ground Floor Cloaks WC

Having a white suite comprising of wc, wash hand basin and central heating radiator.

### Kitchen/Dining Room

23'10" x 8'9" (7.288 x 2.676)

White fitted kitchen with wall and base units with contrasting work surfaces over, integrated appliances to include double electric oven and gas hob with extraction chimney over, fridge freezer and dishwasher  
Stainless steel one and a half bowl sink and drainer with mixer tap, upvc double glazed window to rear, french patio doors to rear garden and storage cupboard.

## First Floor

### Landing

Having upvc double glazed window to side airing cupboard.

### Bedroom One

11'5" x 10'9" (3.487 x 3.302)

Having Fitted wardrobes and dresser to one wall, central heating radiator and two upvc double glazed windows to front.

### En Suite Shower Room/WC

Fitted with a double shower cubicle with mains shower over, wc, wash hand basin and central heating radiator.

### Bedroom Two

15'1" x 10'4" (4.598 x 3.156)

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

### Bedroom Three

11'0" x 9'3" (3.378 x 2.834)

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

### Bedroom Four

9'3" x 6'3" (2.830 x 1.910)

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

### Bathroom/WC

Having a panelled bath, wc, wash hand basin and central heating radiator.

### Externally

To the front is a block paved driveway allowing for off road parking, and a single garage.

To the rear is a lovely enclosed garden laid to lawn, having raised Decking area and pergola.

### Energy Performance Certificate

To view the full Energy Performance Certificate please use the following link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0178-5030-7369-4793-3900>

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: We would recommend speaking to your provider  
Council Tax: Durham County Council, Band: D. Annual price: £2,501.73 (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 the rivers and sea. High risk of surface water flooding

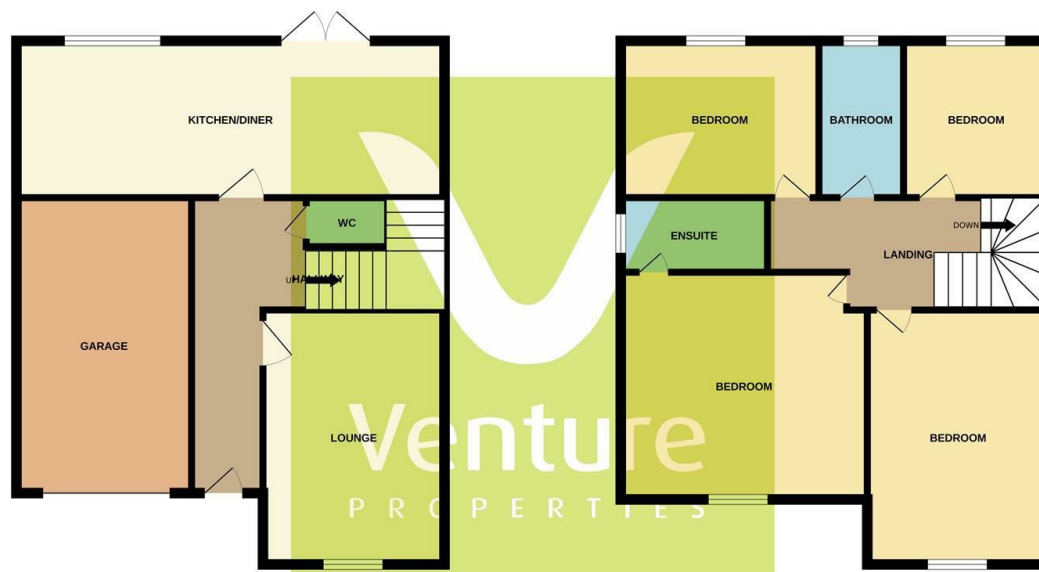
### Disclaimer

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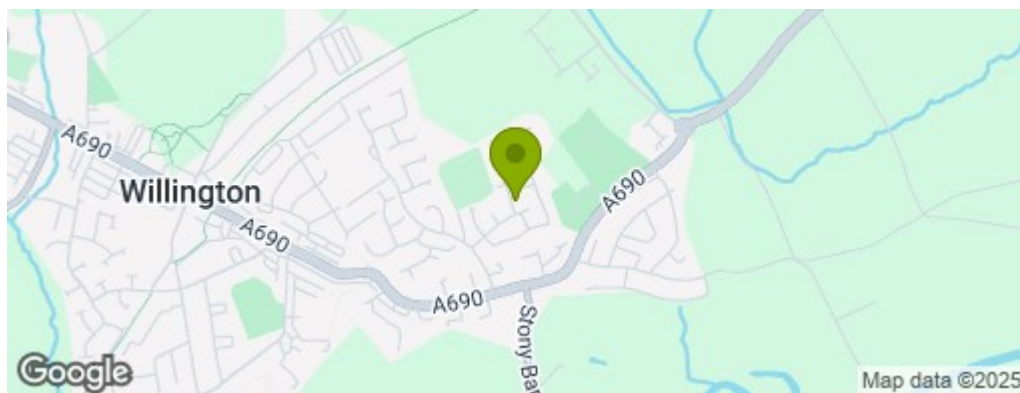
GROUND FLOOR  
643 sq.ft. (59.8 sq.m.) approx.

1ST FLOOR  
648 sq.ft. (60.2 sq.m.) approx.



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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## Property Information

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