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2 The Burn, Willington, Crook, DL15 0AP

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Offers Over £475,000

Immaculately presented, six bedroomed, detached family home located on The Burn a sought after gated development in Willington. The property is just a short distance from the local amenities within the the town including schools, churches, pubs and local businesses. The neighbouring towns of Crook and Bishop Auckland provide further amenities, as well as having an extensive public transport system not only the surrounding towns and villages but to further afield places such as Durham, Darlington and Newcastle. For commuters, the A690 leads to the A1 (M) both North and South.

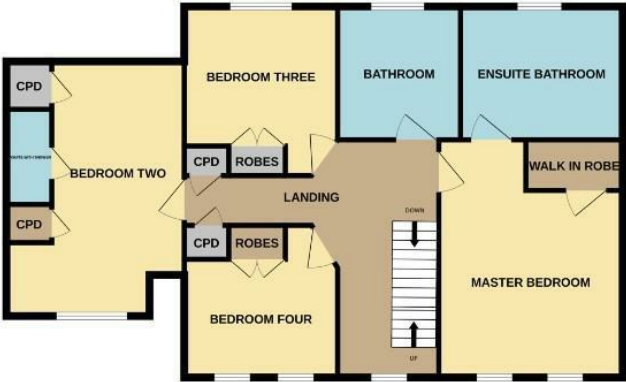
In brief the property comprises; a spacious entrance hall leading through into the living room, dining room, kitchen, garden room and utility to the ground floor. The first floor contains the impressive master bedroom with walk in wardrobe and ensuite, second bedroom with an ensuite and a three further double bedrooms and the family bathroom. The second floor contains two further open double bedrooms. Externally the property has a lawned garden to the front, with a large block paved driveway for multiple cars leading to the double garage with electric car charging point. To the rear there is a large enclosed garden, which is mainly laid to lawn, with patio areas for outdoor furniture, shed providing storage and perimeter hedged borders.

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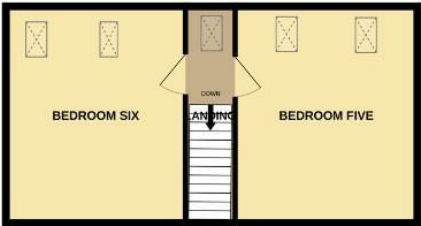
GROUND FLOOR



1ST FLOOR



2ND 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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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
	79	84			
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Living Room

27'6" x 14'0"

Bright and spacious living room which spans the length of the property, benefiting from subtly coloured decor, ample space for furniture, inset fire and dual aspect windows allowing lots of natural light.

Dining Room

11'9" x 11'5"

The dining room is located to the front of the property, with space for a dining table and chairs, further furniture and window to the front elevation.

Kitchen

19'8" x 14'11"

The kitchen is fitted with a range of modern wall, base and drawer units, complementing granite work surfaces, marble flooring and sink/drain unit with mixer tap. Benefiting from integrated appliances including a induction hob with a double oven, combi microwave, plate warmer, fridge/freezer and wine cooler. Windows to the rear overlook the garden. French doors that open up to the patio

Garden Room

15'1" x 11'0"

The garden room is a great additional space, with tiled flooring, modern decor and ample space for furniture overlooking the garden. French doors open out onto the patio.

Utility Room

16'4" x 7'6"

The utility room provides additional storage space along with room for a washing machine and dryer.

Cloakroom

5'6" x 3'1"

Fitted with a WC and wash hand basin.

Master Bedroom

18'4" x 14'0"

The master bedroom is an impressive size, with room for a king sized bed, further furniture and access into the walk in wardrobe.

Ensuite

12'1" x 8'7"

The ensuite is fitted with a double walk in shower, bath, WC, two wash hand basins and heated towel rail.

Bedroom Two

19'8" x 12'4"

The second bedroom is another generous double bedroom, with built in wardrobes and window to the front elevation.

Ensuite WC

Fitted with a shower, WC and a hand wash basin.

Bedroom Three

12'5" x 9'10"

The third bedroom is a double bedroom with fitted wardrobes and window to the rear elevation.

Bedroom Four

12'11" x 9'6"

The fourth bedroom is a double bedroom with built in wardrobes to the front elevation.

Bathroom

8'6" x 8'8"

The family bathroom is fitted with a modern suite containing a panelled bath, single shower cubicle, WC and wash hand basin.

Bedroom Five

15'11" x 14'0"

The fifth bedroom is a double bedroom with two skylights to the rear elevation.

Bedroom Six

15'11" x 13'9"

The sixth bedroom is a double bedroom with two skylights to the rear elevation.

External

Externally the property has a lawned garden to the front, with a large block paved driveway for multiple cars leading to the double garage with electric car charging point. To the rear there is a large enclosed garden, which is mainly laid to lawn, with patio areas for outdoor furniture and perimeter hedged borders and an outdoor shed. Hot tub available by separate negotiation.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	84
(55-68) D		
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(21-38) F		
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Not energy efficient - higher running costs		
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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.





