



VENTURE  
PLATINUM

St. Annes Drive | Wolsingham  
Chain Free £450,000



This rather impressive CHAIN FREE DETACHED FIVE BEDROOM family home is situated in the sought after village of Wolsingham offering substantial living accommodation ARRANGED OVER THREE FLOORS. Situated on a beautiful corner plot overlooking the fields and countryside with a well maintained PRIVATE REAR GARDEN including SUMMERHOUSE.

This is a much loved home and briefly comprises of: Entrance lobby leading into a stunning hallway with feature staircase leading to first floor, spacious lounge to rear with patio doors opening out into the garden, quality fitted kitchen with NEFF appliances, utility room, ground floor WC and a spacious dining room.

To the first floor is a lovely galleried landing area connecting four bedrooms , three of which are double rooms and a family modern bathroom, whilst to the upper floor an splendid good sized main bedroom and En suite bathroom with remote controlled shower.

Externally to the front is a double garage with electric door and a block paved driveway providing off road parking for at least two vehicles.

## GROUND FLOOR

### Entrance Lobby

Having central heating radiator and travertine tiled flooring.

### Entrance Hallway

A feature hallway in the heart of the property having open staircase rising to first floor, tiled travertine flooring and central heating radiator.

### Ground Floor WC

Fitted with a white WC, wash hand basin and chrome heated towel rail and tiled flooring.

### Dining Room 6.27m x 3.78m (20'07 x 12'05)

Having central heating radiator and two sash windows to front.

### Lounge 6.10m x 4.24m (20'00 x 13'11)

Having feature inglenook fireplace with floating oak mantle housing log effect gas stove , Karndeian flooring ,sash windows and double glazed French doors opening out into the garden.

### Kitchen 3.966 x 3.306 (13'0" x 10'10")

A quality fitted kitchen with wall and base units having granite work surfaces over, oak breakfast bar with seating , integrated appliances to include, NEFF oven with sliding door, microwave oven, steam oven, warming oven ,induction hob with hidden extractor hood, fridge and dishwasher, pull out pantry unit, Sink unit and drainer, vertical radiator and rear entrance door to garden.

### Utility Room

Having plumbing for washing machine, space for fridge freezer, stainless steel sink unit and window to side .

## FIRST FLOOR

### Landing

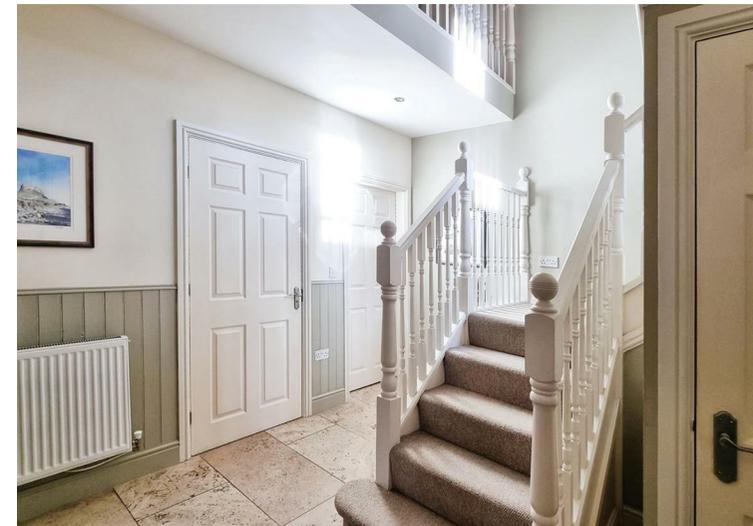
Stunning galleried landing area connecting to four bedrooms and bathroom. Having 3 storage cupboards, boiler cupboard and loft hatch.

### Bedroom Two 4.60m x 4.24m (15'01 x 13'11)

Having central heating radiator , laminate flooring and feature bow double glazed sash window to rear having views.

### Bedroom Three 3.58m x 2.21m (11'09 x 7'03)

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





**Bedroom Four 3.78m x 2.62m (12'05 x 8'07)**

Having dual aspect double glazed sash windows and central heating radiator.

**Bedroom Five 2.62m x 2.62m (8'07 x 8'07)**

Having central heating radiator and double glazed sash window to side.

**Bathroom/WC**

Fitted with a quality suite Having a white bath, wc wash hand basin set to vanity unit, corner shower unit with mains shower over and fully tiled walls.





## SECOND FLOOR

### Bedroom One 3.99m x 3.76m (13'1 x 12'04)

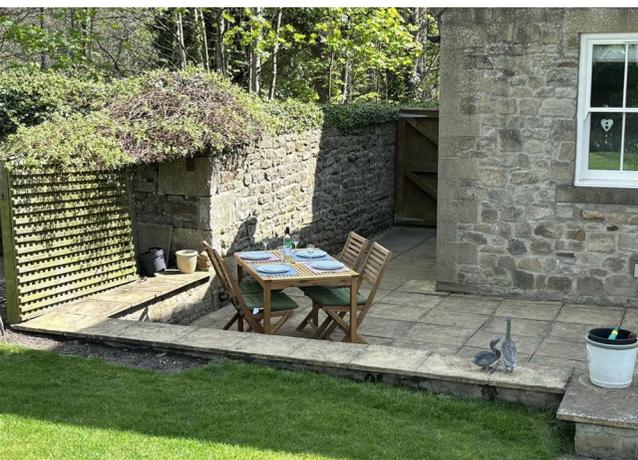
Having double glazed sash window to rear having views and central heating radiator.

### En Suite Bathroom/WC

Fitted with a quality suite having walk in shower unit with remote controlled shower, WC, wash hand basin set to vanity unit, tiled walls and flooring and chrome heated towel rail.

### Garage

A double garage to the front of the property with electric remote control door and having power sockets internally,



### Externally

Externally to the front is a double block paved driveway providing off road parking for at least two vehicles, whilst there is a double garage with remote control door.

To the rear is a fantastic enclosed garden offering a good degree of privacy, laid to lawn with patio area, summerhouse and many different types of Wildlife as the property is situated on the edge of the Village over looking the fields and countryside.

### Agents Note

It is our understanding that there is a maintenance charge for the site.

It is also our understanding that the house is freehold and the garage is leasehold. The Garage is on a LEASEHOLD TITLE having 999 years from and including 1st January 2004.

Ground floor only included further information can be obtained via the office.

### Energy Performance Certificate

Please see the below link to view the Energy Performance Certificate:

<https://find-energy-certificate.service.gov.uk/energy-certificate/9600-1227-0722-4194-3523>

EPC Grade C

### Other General Information

Tenure: Freehold/Garage is Leasehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Superfast Highest available download speed 80 Mbps Highest available upload speed 20 Mbps

Mobile Signal/coverage: Likely with Three and O2

Council Tax: Durham County Council, Band: F Annual price: £3,518.75 (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 and very low risk of flooding from the rivers and the sea.

Conservation Area & Designated date: Wolsingham, Designated 1975

### 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.





# 22 St. Annes Drive | Wolsingham



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.