



Trinity Gardens | Willington  
£295,000



Tucked away on a prime corner plot at the top of a sought-after Wellington cul-de-sac, this beautifully presented four-bedroom detached home offers an exceptional standard of modern family living in a quiet, residential setting.

Step inside to an inviting entrance hallway which leads through to a spacious lounge, perfect for relaxing and entertaining. The heart of the home is the contemporary open-plan kitchen and family room to the rear, featuring stylish finishes and full-width bi-fold doors that seamlessly open onto an enclosed, good-sized garden. Here you'll discover a lush lawn, patio area ideal for al fresco dining, and a substantial outdoor wooden building—perfect for use as a studio, home gym or workshop.

The ground floor also benefits from a guests' cloakroom/WC, while upstairs you'll find four generous bedrooms. The master suite enjoys its own private en suite, in addition to a modern family bathroom serving the other bedrooms.

Externally, this property impresses further with a smart, open-plan front garden and a private driveway offering off-road parking, along with an integral garage for added convenience.

This outstanding detached residence is offered in excellent condition and is ideally situated for those seeking a peaceful yet well-connected lifestyle. Early viewing is highly recommended—book your tour today to appreciate everything this remarkable property has to offer.

## GROUND FLOOR

### Entrance Hallway

Via Composite front entrance door.

### Ground Floor Cloaks WC

Fitted with a white wc, wash hand basin and chrome heated towel rail.

### Lounge 6.384 x 2.920 (20'11" x 9'6")

Having LVT flooring, central heating radiator and uPVC double glazed bay window to front.

### Kitchen/Family Room 7.142 x 6.384 (23'5" x 20'11")

A modern fitted kitchen with black units, fitrex bar, two integrated eye level ovens, integrated fridge freezer, pull out pantry unit, central heating housing sink unit and drainer, dishwasher, and seating.

Bifold doors open out into the garden, LVT flooring vertical radiator and double doors leading to lounge.

### Rear Lobby

With LVT flooring, service door to garage and rear entrance door.

## FIRST FLOOR

### Landing

Having two airing cupboards and loft hatch.

### Bedroom One 4.135 x 3.447 (13'6" x 11'3")

With a double fitted wardrobe, central heating radiator and uPVC double glazed window to front





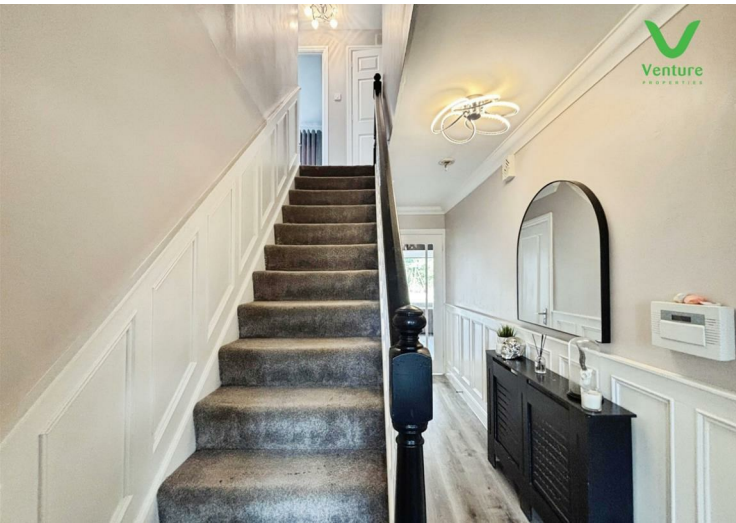
#### En Suite Shower Room/WC

Fitted with a shower cubicle Having mains shower over, wc, wash hand basin and white heated towel rail.

#### Bedroom Two 4.135 x 3.628 (13'6" x 11'10")

With double fitted wardrobe, central heating radiator and uPVC double glazed window to rear.





**Bedroom Three** 3.682 x 2.680 (12'0" x 8'9")

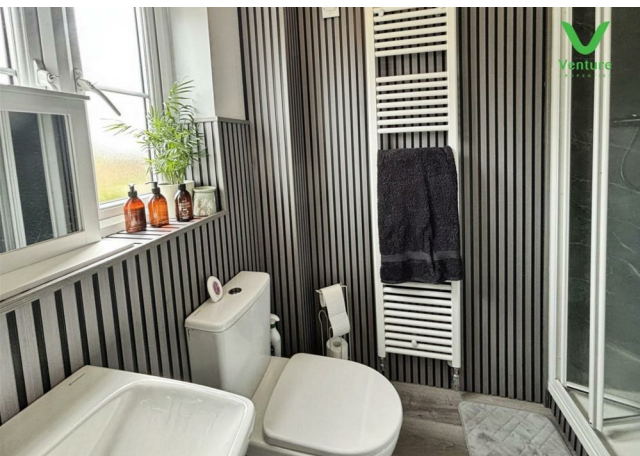
Having central heating radiator and uPVC double glazed window to rear.

**Bedroom Four** 3.285 x 2.720 (10'9" x 8'11")

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

**Bathroom/WC**

Fitted with a panelled bath having mains shower and screen over, wc, wash hand basin and chrome heated towel rail.



### Externally

Externally to the rear is a good sized enclosed garden laid to lawn with patio area, there is also a large outdoor wooden building.

To the front is a open plan garden and driveway allowing for off road parking,

### Garage

Inside the garage is plumbing for washing machine and tumble dryer.

### Energy Performance Certificate

To view the full Energy Performance Certificate for this property, please use the following link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0620-2887-7654-9223-9885>

EPC Grade C expires 20th june 2027

### Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Superfast Highest available download speed Ultrafast10000 Mbps10000 Mbps

Mobile Signal/coverage: Good with EE, O2 and Vodafone but we recommend speaking to your local network provide

Council Tax: Durham County Council, Band: D Annual price: £2,567.61 (Maximum 2026)

Energy Performance Certificate Grade B

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 flooding from rivers and the sea.

### Disclaimer

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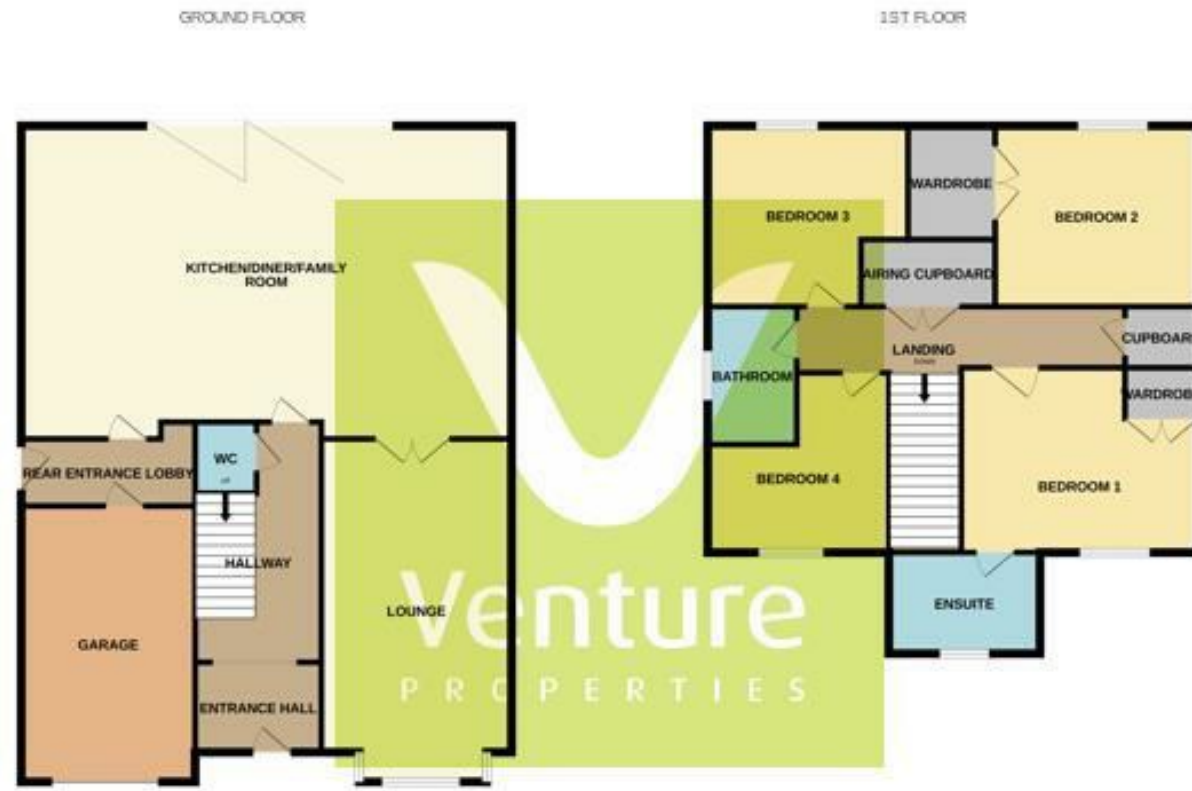
### Agents Note/Solar Panles

The property has solar panels to the roof fitted in 2014. We understand the solar panels are owned.





# 9 Trinity Gardens | Willington



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, floors 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 not 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.