



Larmouth Court, DL15 0FG
4 Bed - House - Detached
£250,000

ROBINSONS
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Larmouth Court , DL15 0FG

Robinsons are delighted to present to the market, with the advantage of NO FORWARD CHAIN, this spacious four-bedroom detached family home. Offering generous living accommodation throughout, the property is well-suited to the requirements of modern family life.

Benefitting from gas central heating and UPVC double glazing, the home also features a utility room, ground floor cloakroom/WC, and an en-suite to the main bedroom.

The accommodation briefly comprises: entrance vestibule, a bright lounge with bay window to the front, and a modern open-plan kitchen/dining room fitted with a range of wall, base, and drawer units, integrated oven and hob, understairs storage, and patio doors opening to the rear garden. The ground floor is further enhanced by a utility room and cloakroom/WC.

To the first floor are four well-proportioned bedrooms, the main with fitted wardrobes and en-suite shower room, plus a family bathroom with three-piece suite.

Externally, the property offers a driveway and garage to the front, while the enclosed rear garden is mainly laid to lawn with a patio area, ideal for outdoor entertaining.

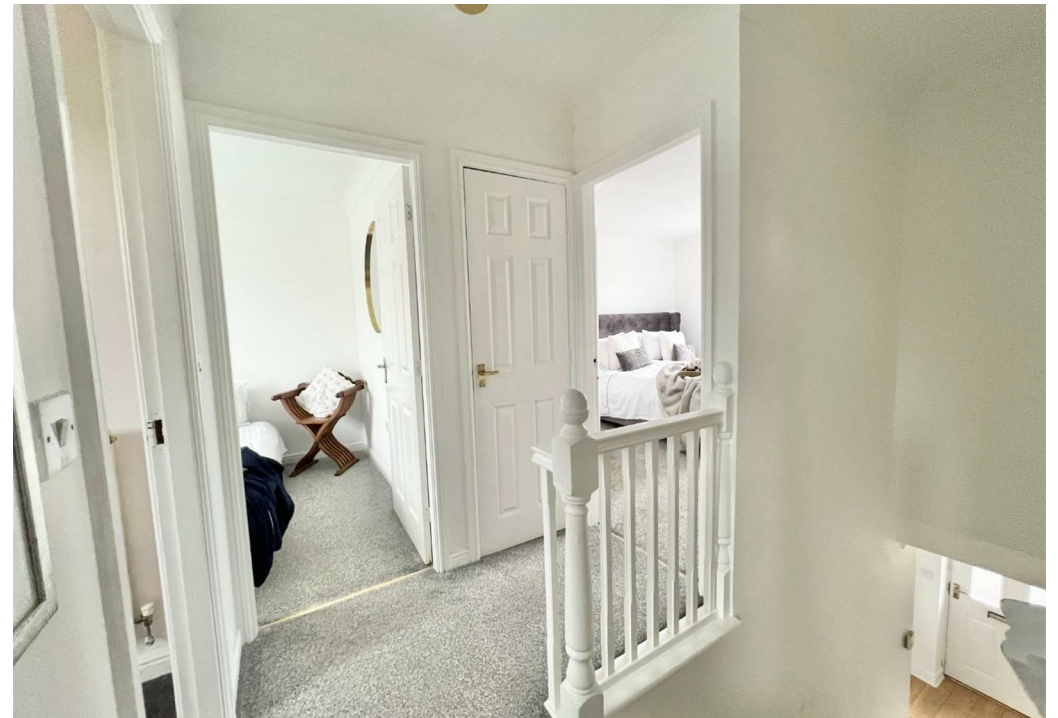
Situated on Larmouth Court in Willington, the home is conveniently positioned close to local schools, shops, and bus routes, with Crook and Bishop Auckland only a short drive away.

Early viewing is highly recommended. Please contact Robinsons today to arrange your appointment.













Agents Notes

Council Tax: Durham County Council, Band D Approx. £2662.00

Tenure: Freehold

Property Construction – Standard

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains (not metered)

Sewerage – Mains

Heating – Gas Central Heating

Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – yes

Probate – being applied for NA

Rights & Easements – None known, check with seller

Flood risk – refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – check with seller

Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.

Accessibility/Adaptations – any alterations or conversions etc.

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

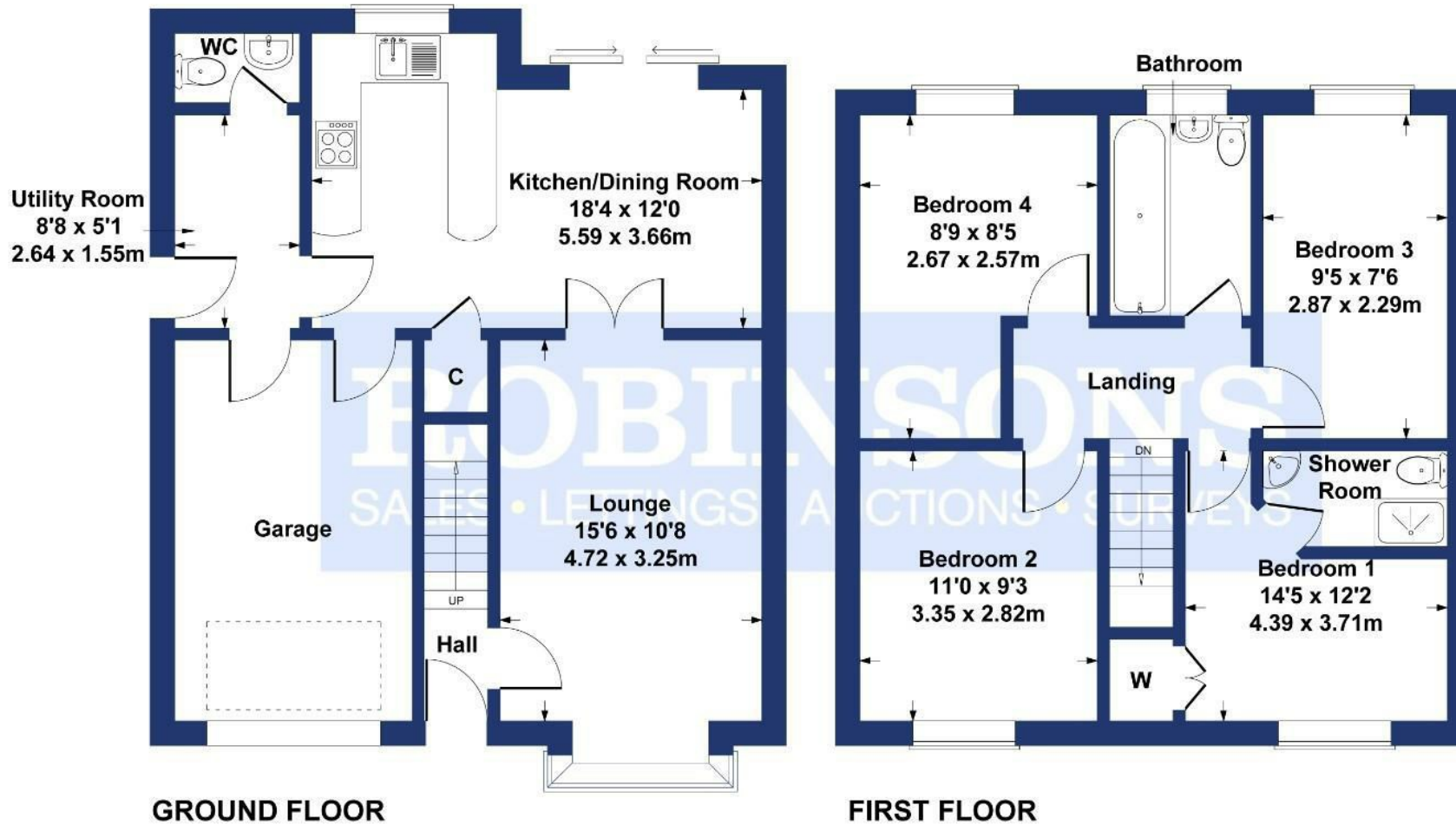
Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



Larmouth Court Willington

Approximate Gross Internal Area
1244 sq ft - 116 sq m (Excluding Garage)



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (82 plus) | A | | |
| (81-81) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| | | 57 | 84 |

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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