



Larmouth Court, Willington, DL15 0FG
4 Bed - House - Detached
£200,000

ROBINSONS
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Larmouth Court

Willington, DL15 0FG

* NO FORWARD CHAIN *

Robinsons are delighted to offer to the sales market this delightful four bedroom detached family home being offered for sale with NO FORWARD CHAIN, it is ideally positioned within a popular modern development in Willington. Having been thoughtfully extended to the rear, the property offers spacious and versatile accommodation arranged over three floors, making it an ideal choice for growing families.

Beautifully presented throughout, the property features modern decoration and quality fittings, together with gas central heating and UPVC double glazed windows. The generous accommodation briefly comprises; entrance hallway, cloakroom/WC, spacious lounge, impressive kitchen/dining room, utility room and a bright rear sun room, providing excellent additional living space.

To the first floor there are three well-proportioned bedrooms, with the master bedroom benefiting from an en-suite shower room. There is also a separate family bathroom which has been stylishly three piece suite. The second floor provides a further double bedroom.

Externally, the property continues to impress with gardens to both the front and rear. The enclosed rear garden provides an excellent outdoor space for families, while a garage and driveway provide off-road parking for multiple vehicles.

Larmouth Court is a pleasant cul-de-sac forming part of this established modern development and is conveniently located for a range of local amenities, schools and bus links, with further facilities available within Willington and the surrounding area.

This impressive home offers generous accommodation, modern presentation and excellent versatility throughout. An internal viewing is highly recommended to fully appreciate the space and standard of accommodation on offer.













furniture

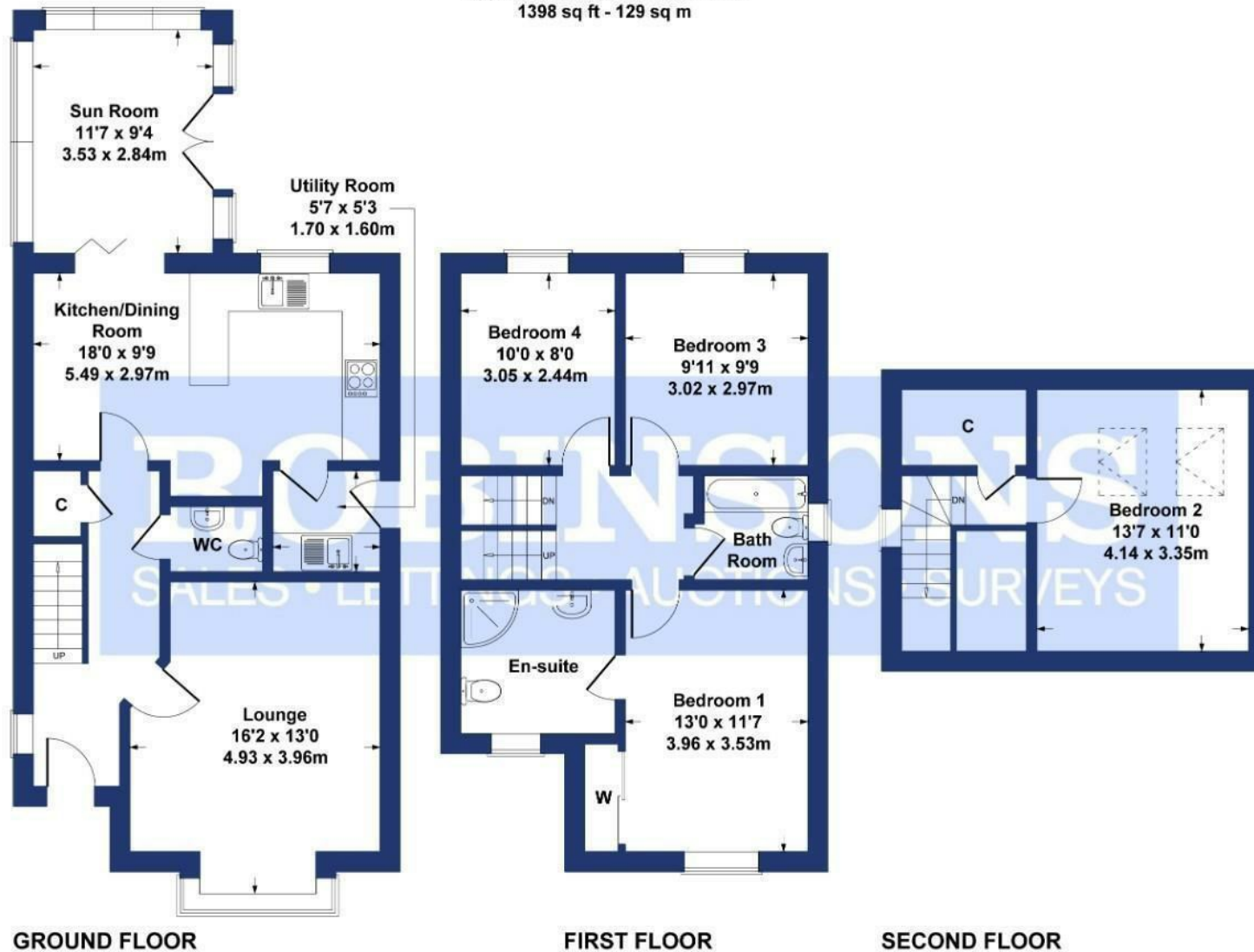
The vendor has made Robinsons aware that all furniture/appliances can be included in the sale if a purchaser wishes.





Larmouth Court, Willington

Approximate Gross Internal Area
1398 sq ft - 129 sq m



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. 2019

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) 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

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







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