



Lydgate Avenue | Wolsingham
Chain Free £285,000



Sat in the heart of Wolsingham, this exceptionally presented three-bedroom semi-detached home offers the perfect blend of rural charm and modern elegance. Finished to the highest standards, the ground floor boasts beautiful solid oak flooring that seamlessly flows throughout the living areas. The lounge is warm and inviting, featuring a characterful log burning stove—ideal for cosy evenings in.

The country-style fitted kitchen is thoughtfully designed with both style and practicality in mind, opening onto a spacious garden room with an open plan layout, perfect for family gatherings or entertaining friends. Upstairs, the luxurious family bathroom provides a touch of indulgence, complete with a free-standing bath and a separate rain shower for ultimate relaxation.

Step outside to discover a lovely rear garden that enjoys tranquil views across an open green area and a gently flowing stream—an idyllic backdrop for outdoor dining, play, or simply unwinding in nature. Ample parking is provided via a driveway to the front of the property.

Situated close to local amenities and renowned schooling, the property is ideally placed for families and professionals alike. The thriving town of Wolsingham offers an array of facilities including a general store, butchers, bakers, chemist, hair salons, indoor swimming pool, bowling green, and a recreation field. Enjoy scenic strolls around the picturesque Demesne park, or take advantage of over 80 miles of parish footpaths, including the famous Weardale Way. For those who love the great outdoors, Hamsterley Forest awaits nearby, boasting a visitor centre, forest drive, cycle hire, and pony trekking, while the stunning Tunstall Reservoir offers further opportunities for adventure and leisure.

Properties of this calibre in such a sought-after location rarely come to market. Early viewing is highly recommended to fully appreciate all that this delightful home has to offer. Arrange your visit today.

GROUND FLOOR

Entrance Hallway

Having solid oak flooring, central heating radiator, stairs to first floor and front entrance door.

Lounge 4.884 x 3.492 (16'0" x 11'5")

Having feature fireplace housing multi burning stove, solid oak flooring, central heating radiator and upvc double glazed window to front.

Kitchen 4.446 x 2.796 (14'7" x 9'2")

Fitted with a quality kitchen comprising of walk and base units having solid wood worktops over, sink unit and drainer, eye level electric oven and gas hob, spot lighting to ceiling, space for fridge freezer, breakfast bar, storage cupboard housing gas boiler and opening into the garden room.

Garden Room 3.755 x 3.639 (12'3" x 11'11")

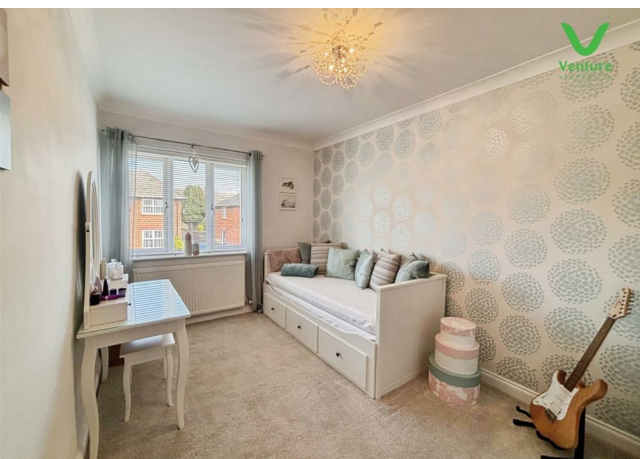
With solid oak flooring, Bifold doors to garden and two upvc double glazed windows.

FIRST FLOOR

Landing

With airing cupboard and loft hatch the seller has advised the loft is boarded out.





Bedroom One 3.862 x 3.120 (12'8" x 10'2")

With fitted sliding wardrobes, central heating radiator and upvc double glazed window to rear.

Bedroom Two 3.951 x 3.327 (12'11" x 10'10")

Having double fitted wardrobe, central heating radiator and upvc double glazed window to front.





Bedroom Three 3.998 x 2.564 (13'1" x 8'4")

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

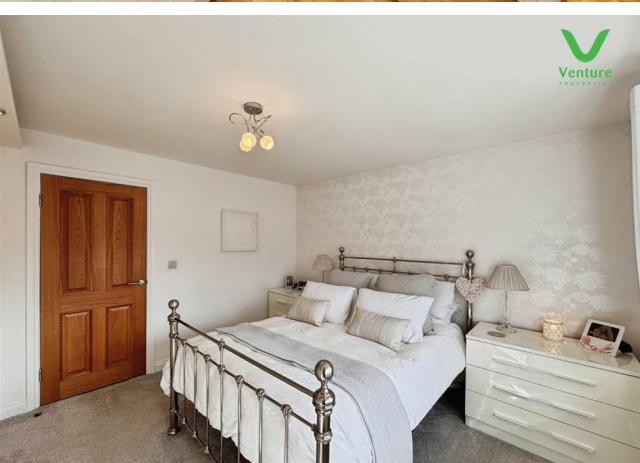
Bathroom/WC

Fitted with a luxury bathroom suite comprising of a free standing bath, double shower unit having mains shower over, heated towel rail, wc, wash hand basin set to vanity unit.

Externally

Solar Panels

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



Energy Performance Certificate

To view the full Energy Performance Certificate please use the following link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/2007-3061-3204-4156-3200>

EPC Grade C

Other General Information

Tenure: Freehold

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: We would recommend speaking to your provider

Council Tax: Durham County Council, Band: B. Annual price: £1,996.30 (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 flooding from the rivers and the sea

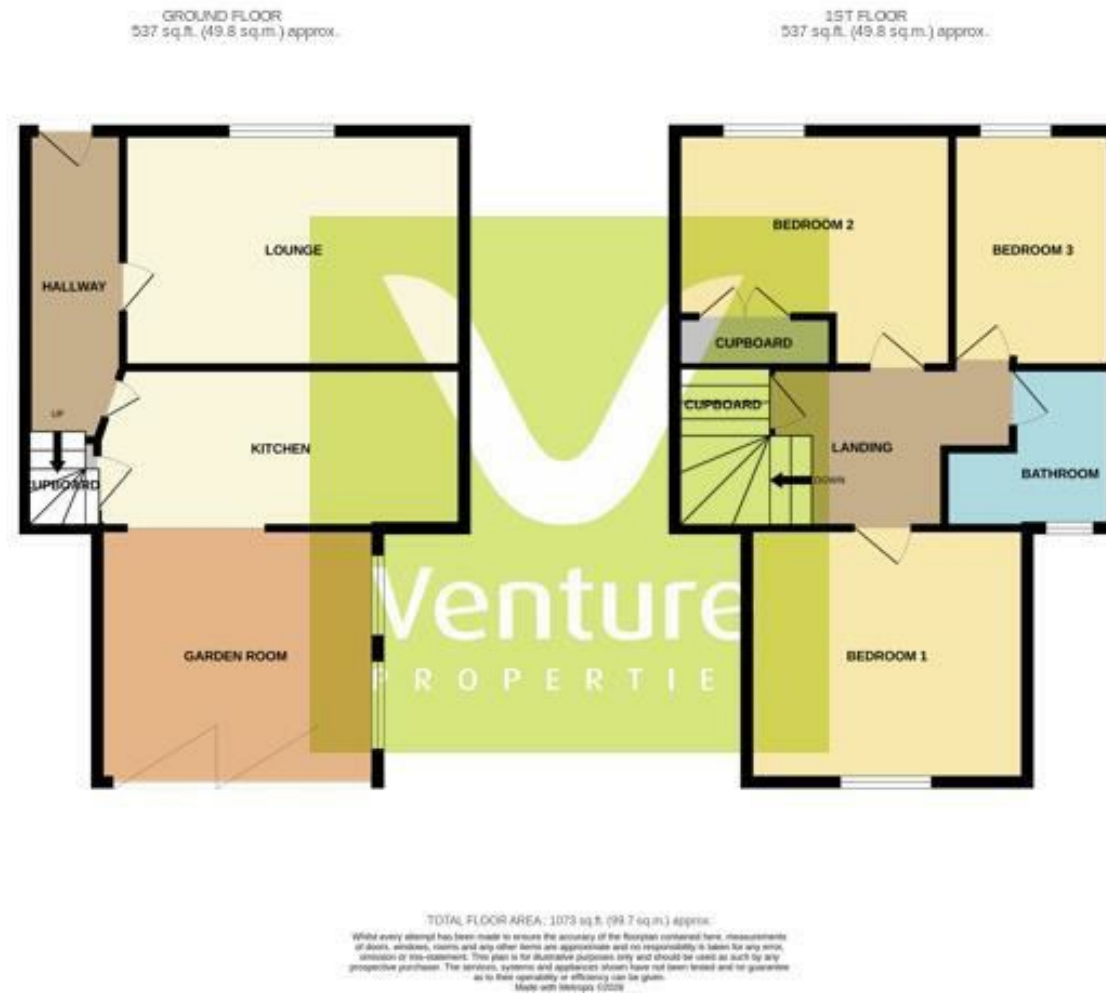
Disclaimer

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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.