



Abbots Green

Willington DL15 0QY

£215,000



This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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- Three Bedroom Detached Family Home
- EPC Grade D
- En Suite Shower Room

- Not Overlooked at the Rear
- Lounge & Combined Dining Room
- Lovely Rear Garden

- Gardens Front & Rear
- Utility & Cloaks WC
- Garage & Driveway

Nestled within a highly sought-after residential development in Willington, this excellently presented three-bedroom detached home offers both comfort and style in equal measure. Set in a quiet, family-friendly location, the property enjoys a particularly private aspect to the rear, ensuring a sense of tranquillity that is rare to find.

Inside, the house is finished to a high standard throughout, boasting UPVC double glazing and efficient gas-fired central heating. The spacious lounge flows seamlessly into a thoughtfully designed, contemporary fitted kitchen, perfect for family meals or entertaining guests. The master bedroom benefits from a dedicated dressing area as well as its own en suite, complementing the main family bathroom and offering added convenience and luxury. Two further bedrooms provide ample space for family, guests, or a home office.

Outside, a generous driveway provides off-street parking in addition to a garage, catering to families with multiple vehicles or those needing extra storage. The garden, with its non-overlooked position at the rear, offers a private oasis ideal for summer gatherings or simply unwinding after a busy day.

Willington is a vibrant village that combines the charm of a rural community with excellent amenities close at hand. Residents enjoy a range of local shops, well-regarded schools, and inviting pubs such as The Black Horse and The Burn Pub and Kitchen. Excellent road links offer quick access to Durham city centre and Newcastle, while the nearby River Wear and Willington Woods present idyllic spots for scenic walks and outdoor leisure.

This property truly encapsulates modern family living in an established and desirable neighbourhood. Viewing is highly recommended to fully appreciate everything this delightful home has to offer—arrange your visit today.

Ground Floor

Entrance Hallway

Front entrance door, central heating radiator, coving to ceiling and staircase to the first floor

Lounge and Dining Room

25'10 x 9'08 (7.87m x 2.95m)

With Contemporary fireplace, marble inset and hearth with living flame gas fire,

UPVC double glazed window to front elevation, laminated floor, coving to ceiling, tv point, decorative arch, double central heating radiator and central heating radiator, UPVC double glazed French doors and side panel to rear elevation

Kitchen

10'09 x 10'05 (3.28m x 3.18m)

Extensively fitted with a range of laminated wall and base units, laminated working surfaces over, inset one and a half bowl sink unit, mixer tap over, canopy and spot lighting above, tiled splash backs, UPVC double glazed window, integral appliances including electric oven, gas hob and extractor hood over, fridge, central heating radiator, timber door to understairs cupboard and ample space for a table if required

Utility Room

With base units, laminated working surfaces over, plumbing and space for washing machine, tiled splash backs, wall mounted gas boiler and rear entrance door

Cloakroom/wc

With a white suite including wc, wash hand basin, tiled splash backs, central heating radiator and opaque UPVC double glazed window

First Floor

Landing

Spindle balustrade, loft access, storage cupboard housing circulating tank.

Bedroom One

10'10 x 9'08 (3.30m x 2.95m)

With upvc double glazed window, central heating radiator, coving to ceiling.

Dressing Room

Fitted wardrobes and spot lighting

En-Suite/WC

With double shower cubicle with mains shower and laminated panelled inset, wash hand basin in vanity unit and storage under, wc, opaque UPVC double glazed window, and double central heating radiator

Bedroom Two

8'09 x 9'07 (2.67m x 2.92m)

Having upvc double glazed window and central heating radiator.

Bedroom Three

9'05 x 6'06 (2.87m x 1.98m)

With fitted wardrobes, upvc double glazed window and central heating radiator

Bathroom/WC

Fitted with waterfall shower, wc, pedestal wash hand basin, opaque UPVC double glazed window, tiled splash backs, and central heating radiator

Externally

Immediately to the front of the property there is a single drive providing off street car parking for up to two vehicles, leading to a single integral garage with up and over door, power and lighting. There is also a lawned garden. A side pathway leads to a lovely rear enclosed garden which is not overlooked and mainly laid to lawn with large patio etc.

Energy Performance Certificate

To view the full Energy Performance Certificate please use the following link: <https://find-energy-certificate.service.gov.uk/energy-certificate/4836-1227-9600-0501-0292>
epc grade D

Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Highest available download speed 10000 Mbps Highest available upload speed 10000 Mbps

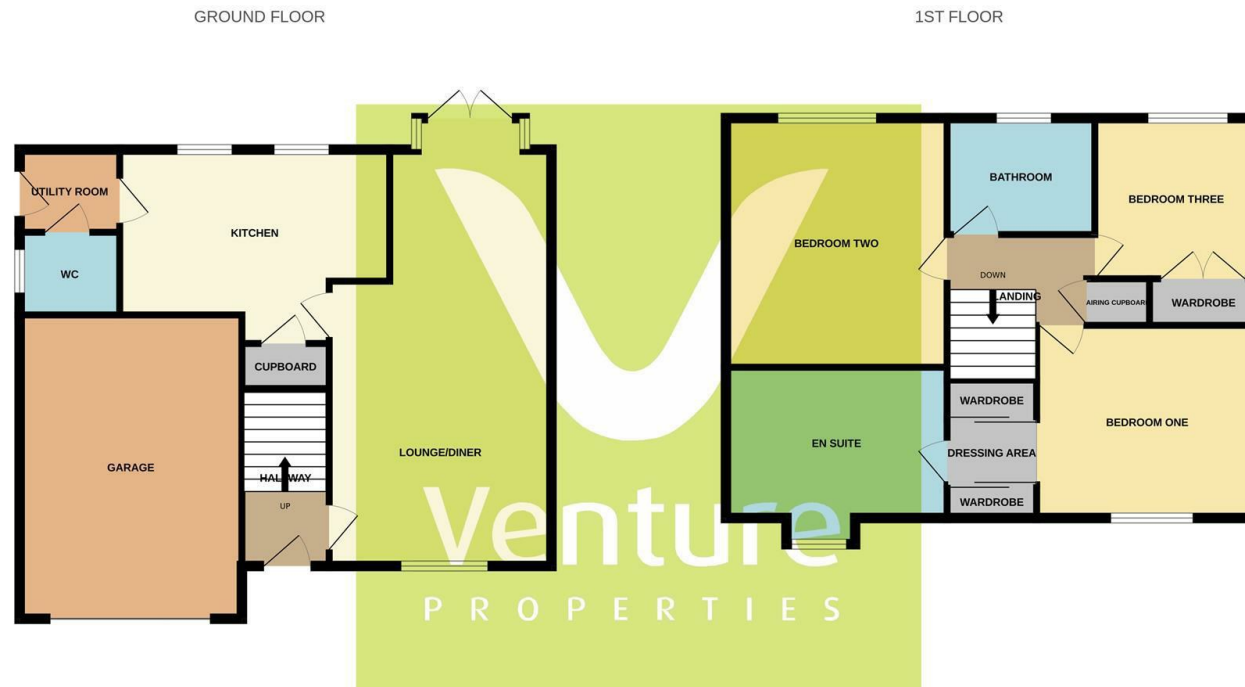
Mobile Signal/coverage: We would recommend speaking to your provider
Council Tax: Durham County Council, Band: C. Annual price: £2,282.31 (Maximum 2025)

Energy Performance Certificate Grade D

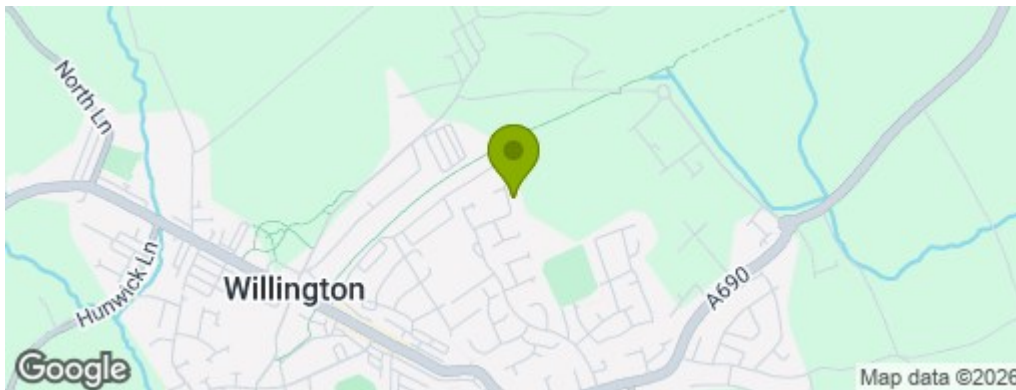
Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.
Flood Risk: Very low risk of surface water flooding and flooding from the rivers and the sea.

Disclaimer

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Property Information

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