



St. Annes Drive, Wolsingham, DL13 3DG  
5 Bed - House - Townhouse  
£299,950

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## St. Annes Drive Wolsingham, DL13 3DG

Robinsons are delighted to offer to the sales market this substantial five-bedroom townhouse, providing an excellent opportunity for families seeking a modern and well-appointed home in the desirable Weardale village of Wolsingham.

The property is well presented throughout with contemporary décor and has been thoughtfully improved by the current owners. Notable features include a re-fitted en-suite to the principal bedroom, double glazed sash windows, and gas central heating via a combination boiler.

One of the standout features of the property is the double-width driveway to the front, complete with an electric car charging point, along with a south-west facing enclosed rear garden with convenient side access.

The internal accommodation briefly comprises a welcoming entrance hallway with cloakroom/WC. There is internal access to the utility room, which was previously the garage but has been cleverly converted to provide space for a washing machine, tumble dryer and additional appliances, while retaining useful storage space to the front.

The kitchen/dining room is fitted with a range of wall, base and drawer units, offering ample space for a dining table and featuring French doors opening out onto the rear garden.

To the first floor there is a spacious reception room enjoying far-reaching views to the rear aspect. This floor also offers two bedrooms and a family bathroom fitted with a three-piece suite including a bath with mains shower over.

A further staircase leads to the second floor, which features the impressive principal bedroom with a re-fitted en-suite shower room, along with two further bedrooms.

Externally, the property benefits from a double-width driveway to the front with EV charging point. The rear garden is fully enclosed, south-west facing, and designed for low-maintenance living, featuring a patio seating area and a large garden shed.













#### Location

The property is conveniently situated in the popular Weardale village of Wolsingham, which offers a good range of everyday amenities including shops, restaurants, public houses and a fuel station. The village also provides both primary and secondary schooling, making it particularly attractive for families.

Wolsingham benefits from a well-regarded play park and recreational sports area, along with an abundance of scenic countryside walks in the surrounding area. A regular bus service provides connections to neighbouring villages and towns, including Stanhope and Crook.

The village is also well positioned for commuters, being within a short drive of both Durham city centre and Bishop Auckland, providing access to a wider range of shopping, leisure and transport links.

#### Viewings

Viewings are highly recommended and by appointment only, please contact Robinsons to arrange yours.

#### Agents Notes

Council Tax: Durham County Council, Band D - Approx. £2662..00 p.a.

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 – NA

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.

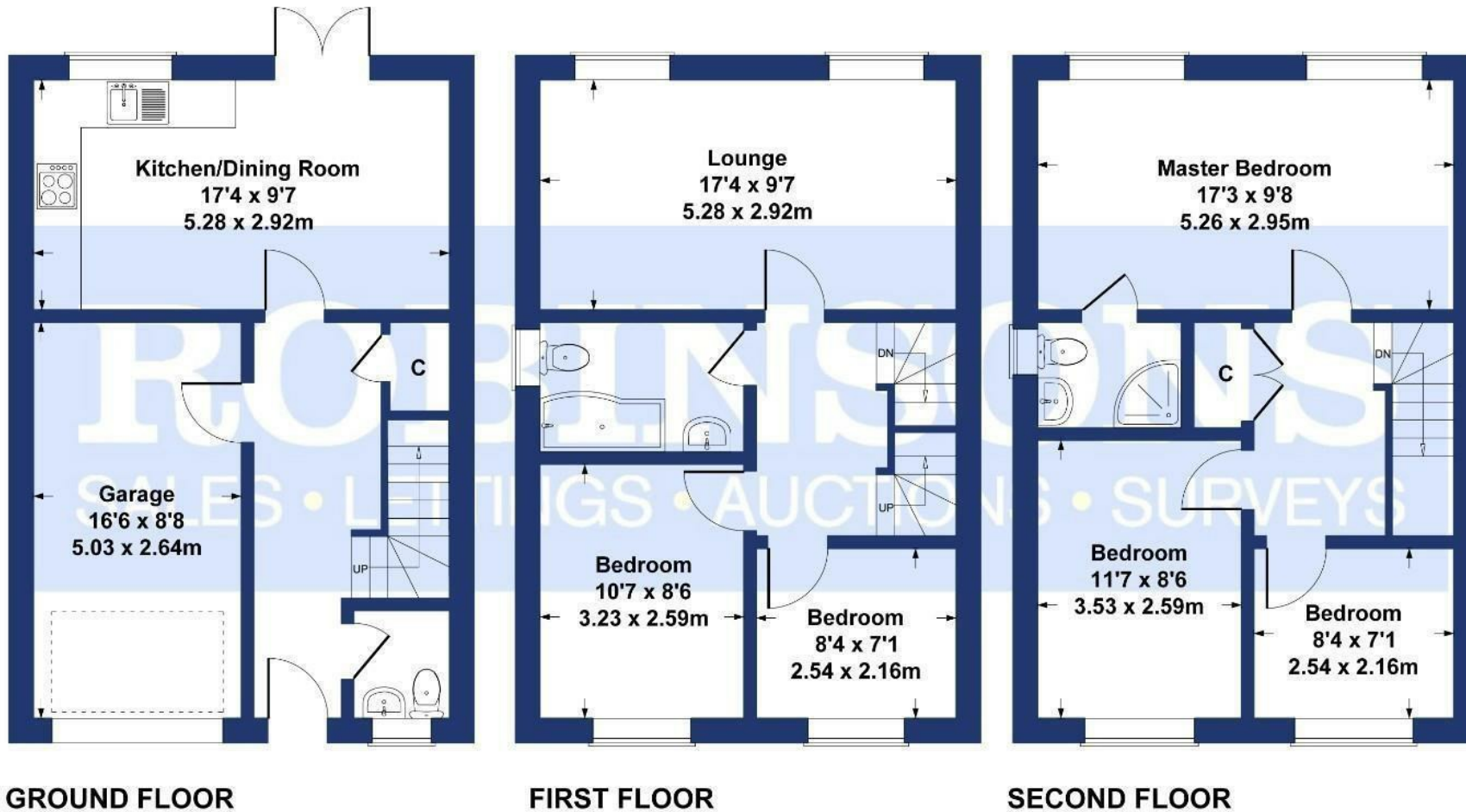




# St Annes Drive, Wolsingham

Approximate Gross Internal Area  
1382 sq ft - 128 sq m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		87
(81-81)	B		
(69-80)	C	78	
(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	



### 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

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.



Royal Corner, Crook, County Durham, DL15 9UA  
Tel: 01388763477  
info@robinsonscrook.co.uk  
www.robinsonsestateagents.co.uk

