



VENTURE
PLATINUM

Armstrong Drive | Willington
Offers Over £300,000



Nestled in the desirable location of Armstrong Drive, Willington, this substantial five-bedroom detached home offers an impressive living space of 1,798 square feet, perfect for families seeking comfort and style. Set over three floors, the property has been thoughtfully upgraded throughout, featuring modern amenities such as underfloor heating & an air source heat pump, ensuring a warm and inviting atmosphere.

Upon entering, you are greeted by a spacious layout that includes three well-proportioned reception rooms, providing ample space for relaxation and entertainment. The open-plan kitchen, lounge, and garden room create a seamless flow, ideal for both everyday living and hosting gatherings with friends and family. The abundance of natural light enhances the welcoming ambiance, making this home a true sanctuary.

The property boasts five generously sized bedrooms, offering plenty of room for family members or guests. With two en suite shower rooms & family bathrooms, morning routines will be a breeze, catering to the needs of a busy household.

For those with multiple vehicles, the property features parking for up to eight vehicles, along with a double detached garage currently used as a gym, providing both convenience and security. The outdoor space is equally impressive, offering potential for gardening or outdoor activities.

This home is not just a place to live; it is a lifestyle choice, combining modern living with the charm of a well-established neighbourhood. With its prime location and exceptional features, this property is a must-see for anyone looking to make Willington their home.

Ground Floor

Entrance Porch

Via composite front entrance door.

Inner Hallway/ Office Area 4.429 x 3.749 (14'6" x 12'3")

An open hallway and office area having stairs rising to first floor, tiled flooring with underfloor heating, spotlights to ceiling, central heating radiator and uPVC double glazed window to front.

Ground Floor Cloaks/ WC

Fitted with a wash hand basin, WC and tiled flooring with underfloor heating.

Kitchen 3.820 x 3.748 (12'6" x 12'3")

A stunning family sized kitchen fitted with wall and base units with granite work surfaces over, fitted island with storage and seating, Belfast ceramic sink unit with mixer tap, integrated dishwasher, classic range oven by separate negotiation with the sellers, space for fridge freezer, plumbing for washing machine, tiled flooring with underfloor heating and uPVC double glazed window to rear.

Lounge 7.308 x 3.368 (23'11" x 11'0")

Having feature fireplace, spotlights to ceiling, tiled flooring with underfloor heating and uPVC double glazed bay window to front.

Garden Room 3.692 x 3.296 (12'1" x 10'9")

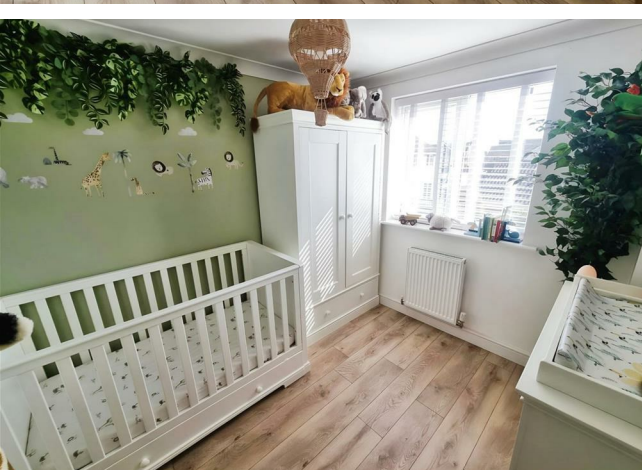
A good sized garden room to the rear having tiled flooring with underfloor heating and French doors to rear garden.

First Floor

Landing

With uPVC double glazed window to side, airing cupboard and stairs rising to second floor.





Bedroom One 4.505 x 3.236 (14'9" x 10'7")

Having Laminate flooring, central heating radiator and uPVC double glazed bay window to front.

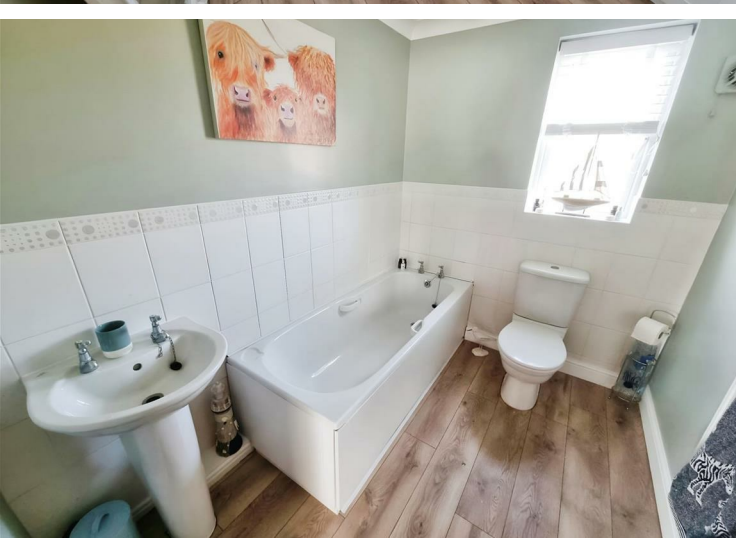
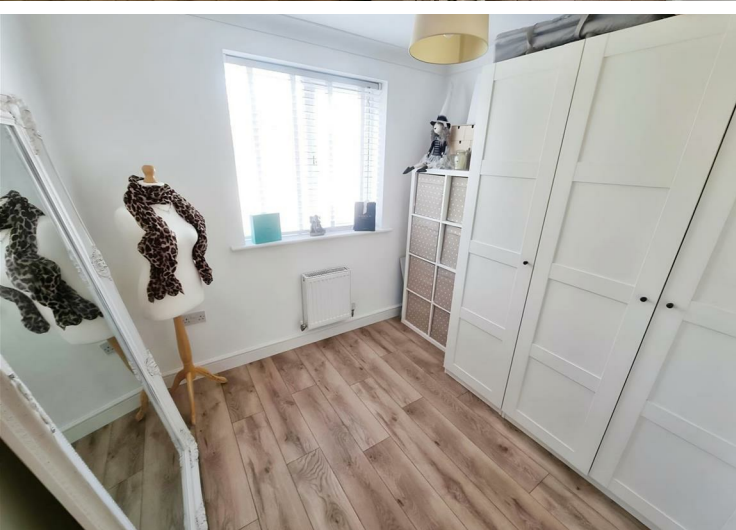
Ensuite Shower Room/ WC

Fitted with a double shower cubicle, wash hand basin, WC and central heating radiator.

Bedroom Two 3.685 x 3.259 (12'1" x 10'8")

Having Laminate flooring, central heating radiator and uPVC double glazed window to rear.





Bedroom Three 2.562 x 2.439 (8'4" x 8'0")

Having Laminate flooring, central heating radiator and uPVC double glazed window to rear.

Bedroom Four 2.967 x 2.639 (9'8" x 8'7")

Having Laminate flooring, central heating radiator and uPVC double glazed window to front.

Bathroom/ WC

Fitted with a white suite comprising of panelled bath, WC, wash hand basin, central heating radiator and LVT flooring.

Second Floor

Landing

With a large storage cupboard and central heating radiator.



Bedroom Five 4.27m.2.44m x 4.27m.0.61m (14.08 x 14.02)

Fitted with a lively range of bedroom furniture, two Velux windows, LVT flooring and central heating radiator .

Ensuite Shower Room/ WC

Fitted with a double shower cubicle, WC, wash hand basin, LVT flooring, Velux window and central heating radiator.

Externally Rear

Occupying a substantial plot with extensive gardens which are mainly laid to lawn with gravelled borders, paved patio area around the Conservatory. The property is not directly overlooked to the rear as it faces a woodland area.

Externally Front

To the front is extensive block paved driveway allowing for ample off road parking. EV charging point. There is a double brick built detached garage with two doors. The current owners currently have the garage set out as a gym.

Energy Performance Certificate

To view the Energy Performance Certificate for the property please use the following link:-

<https://find-energy-certificate.service.gov.uk/energy-certificate/6590-5204-0522-6425-3243>

EPC Grade C

Other General Information

Other General Information

Tenure: Freehold

Gas and Electricity: Mains - Heat Source Air Pump

Sewerage and water: Mains

Broadband: Ultrafast Broadband available. Highest available download speed 1800 Mbps. Highest available upload speed 220 Mbps.

Mobile Signal/coverage: Likely with Three. We recommend contacting your service provider for further information.

Council Tax: Durham County Council, Band: E Annual price: £3,057.67 (Maximum 2024)

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. Very low risk of flooding from rivers and the sea.

Disclaimer

The preceding details have been sourced from the seller, OntheMarket.com and other third parties. Verification and clarification of this information, along with any further details concerning Material Information parts A, B and C, should be sought from a legal representative or appropriate authorities. Venture Properties (Crook) Limited cannot accept liability for any information provided.





46A Armstrong Drive | Willington



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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