



Bulman Walk, DL15 0GU
4 Bed - House - Detached
£300,000

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Robinsons are delighted to bring to the sales market this substantial four double bedroom detached home, complete with a detached double garage, driveway, and enclosed rear garden.

This property is an ideal family home, offering spacious and well-proportioned accommodation throughout, along with all the essentials for modern family living. Features include a useful utility room, ground floor cloakroom/WC, a principal bedroom with en-suite shower room, and a recently re-fitted family bathroom (2025) boasting a luxurious four-piece suite.

The internal accommodation briefly comprises a welcoming entrance hallway with cloakroom/WC. The lounge enjoys a front aspect window and French doors opening onto the rear garden. A second reception room, also overlooking the front, offers versatile use as a snug, children's playroom, or home office. To the rear, a generous open-plan kitchen/dining room is fitted with a range of wall, base and drawer units, provides space for appliances and dining, and benefits from French doors leading out to the garden. A separate utility room with space for a washer and dryer completes the ground floor.

To the first floor are four well-sized double bedrooms. The principal bedroom benefits from an en-suite shower room, while bedroom two includes fitted wardrobes. The family bathroom has been stylishly updated with a contemporary four-piece suite, comprising a bath, separate shower enclosure, wash hand basin, and WC.

Externally, the front of the property features a gravelled garden and enjoys pleasant views over a green area. The enclosed rear garden is mainly laid to lawn with a gravelled patio, ideal for outdoor entertaining. The detached double garage and driveway are located beyond the rear garden.

Bulman Walk is situated on a popular residential development in Low Willington, within easy walking distance of Willington Cricket Ground. The village offers a range of local amenities, including shops, healthcare facilities, and schooling.

Agent Notes

Council Tax: Durham County Council, Band E £3118.00
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
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 – no

Probate – N/A

Rights & Easements – None known,

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 – No

Planning Permission – Nothing in the local area to affect this property that we are aware of.

Accessibility/Adaptations – no

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.



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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	

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Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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