Vicarage Gardens

Willington DL15 0UZ

Chain Free £195,000

Venture
PROPERTIES

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Vicarage Gardens

Willington DL15 0UZ

x 4 x 2 x 2

- Four Bedroom Semi Detached Home
- Epc Grade C
- Utility & Cloaks WC
- Extended To The Side
- Conservatory
- Good Sized Rear Garden
- CHAIN FREE
- Workshop/Former Garage
- Call Venture To Arrange Your Viewing

Situated in a sought-after residential area, this impressive four-bedroom semi-detached family home offers spacious and flexible accommodation throughout, with the added benefit of being **chain free**. Extended to the side , the property now boasts a generous fourth bedroom, as well as a ground floor utility room and a separate cloakroom/WC—perfect for modern family life.

Step inside to a welcoming entrance hallway, leading through to a comfortable lounge ideal for relaxing evenings. The well-appointed kitchen/breakfast room sits at the heart of the home, offering ample space for family meals and gatherings. To the rear is a bright conservatory overlooking the garden—perfect as an additional sitting area, playroom or dining space. A rear lobby leads conveniently to the utility area and cloakroom/WC, providing practical living solutions for busy households.

On the first floor, discover four well-proportioned bedrooms, each offering comfortable accommodation, as well as a family bathroom. The versatile layout ensures plenty of room for growing families, guests, or those needing home office space.

Externally, the property benefits from a gravelled driveway to the front, offering off-road parking for several vehicles. To the rear, there is a generous enclosed garden with a patio area—ideal for outdoor entertaining or child's play during the warmer months. The former garage has been thoughtfully converted into a useful workshop, catering to hobbies or additional storage needs.

Situated in a family-friendly neighbourhood, the home is within easy reach of local schools, well-served shopping parades, parks, and excellent transport links for commuters. Renowned local amenities, cafes, and supermarkets are just a short drive away, while community parks and recreation grounds provide plenty of green space for families to enjoy.

This spacious and versatile home represents a fantastic opportunity for those wishing to settle into a thriving community.

GROUND FLOOR

Entrance Hallway
via upvc entrance door, stairs to first floor and central heating radiator.

Lounge
16'1" x 10'1" (4.913 x 3.095)
Having feature fireplace housing gas fire, central heating radiator and upvc double glazed window to front,.

Kitchen/Dining Room
16'6" x 9'4" (5.031 x 2.861)
Fitted with a range of wall and base unit having contrasting work surfaces over, stainless steel sink unit with mixer tap slot for free standing gas oven, breakfast bar, cupboard housing gas boiler, under stairs storage cupboard, sliding patio doors and central heating radiator.

Conservatory
12'9" x 6'10" (3.910 x 2.108)
With tiled flooring and patio doors to garden.

Rear Lobby
Having rear entrance door and central heating radiator.

Ground Floor WC
Fitted with a white wc and wash hand basin also central heating radiator.

Utility Area
11'4" x 6'2" (3.475 x 1.886)
This room has plumbing for the washing machine, central heating radiator and double doors opening out to the front drive.

FIRST FLOOR

Landing
Having loft hatch with drop down ladder leading up to a attic room which is fully boarded out and has power.

Bedroom One
12'8" x 8'11" (3.875 x 2.732)
With double fitted wardrobe, central heating radiator and upvc double glazed window to front.

Bedroom Two
14'5" x 8'7" (4.409 x 2.641)
Having central heating radiator and two upvc double glazed windows to front.

Bedroom Three
9'8" x 8'11" (2.968 x 2.736)
With central heating radiator and upvc double glazed window to rear.

Bedroom Four
12'10" x 6'1" (3.916 x 1.876)
With central heating radiator and upvc double glazed window to rear.

Bathroom/WC
Fitted with a panelled bath having mains shower and screen over, wc, wash hand basin and chrome heated towel rail.

Externally
Externally, the property benefits from a gravelled driveway to the front, offering off-road parking for several vehicles. To the rear, there is a generous enclosed garden with a patio area—ideal for outdoor entertaining or child's play during the warmer months. The former garage has been thoughtfully converted into a useful workshop, catering to hobbies or additional storage needs.

Workshop
17'10" x 8'7" (5.452 x 2.640)
Formerly the garage now a workshop having electric plumbing for washing machined and upvc entrance door.

Energy Performance Certificate
https://find-energy-certificate.service.gov.uk/energy-certificate/8808-9966-9822-0007-3203

EPC Grade C expires 5th feb 2030

Other General Information
Tenure: Freehold
Gas and Electricity: Mains
Sewerage and water: Mains
Broadband: Superfast Highest available download speed Ultrafast 10000 Mbps 10000 Mbps
Mobile Signal/coverage: Good with EE, O2 and Vodafone but we do recommend you contact your provider
Council Tax: Durham County Council, Band: B Annual price: £1,997.03 (Maximum 2026)
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 rivers and the sea.

Disclaimer
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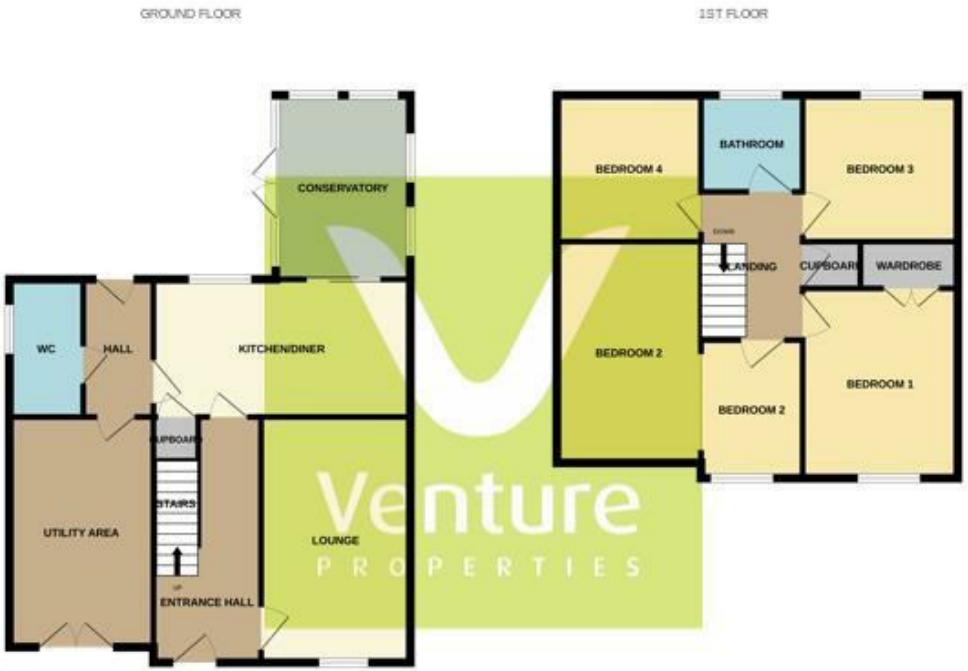

Property Information

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