



Clement Way

Willington DL15 0GQ

Asking Price £265,000



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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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Clement Way

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- Four/Five Bedroom Detached Family Home
- EPC Grade C
- Rear Garden

- Lovely Kitchen Diner With Patio Doors
- Utility & Ground Floor Cloaks WC
- Built In Bar in the Garden

- Driveway With Parking For 2 Cars
- En Suite Shower Room
- Integral Garage

Introducing a remarkable opportunity to secure a substantial five-bedroom detached home on the highly sought-after Clement Way, nestled in the heart of Willington. This impressive property offers an enviable lifestyle, perfect for families seeking space, convenience, and that special touch of luxury.

Step inside to a welcoming entrance hall that leads through to a stunning, modern dining kitchen—a sleek and sociable hub designed for family gatherings and entertaining guests. The separate utility room and ground floor WC provide added functionality for a busy household, while the generously-proportioned lounge is ideal for relaxing at the end of the day.

Upstairs, five well-appointed bedrooms await, including a spacious master featuring a stylish en suite bathroom. A contemporary family bathroom serves the remaining bedrooms, ensuring practicality for all.

Exceptional attention to detail continues outside. To the front, off-road parking and an integral garage provide ample space for vehicles. The enclosed rear garden is a real highlight, boasting its very own garden bar—the ultimate spot for summer barbecues, celebrations, or simply unwinding in the evening sun.

Location is key, and this home delivers. Willington provides a host of amenities, including shops, supermarkets, cafes, and highly regarded educational facilities just moments away. The vibrant towns of Durham, Darlington, and Bishop Auckland are all within easy reach—offering a wealth of cultural, shopping, and recreational options. Excellent transport links, including proximity to the A1(M), make commuting and travel effortless.

Don't miss the chance to make this outstanding property your next family home. Arrange your viewing today and see first-hand what makes this residence so special.

GROUND FLOOR

Entrance Hallway

Via composite front entrance door, stairs rising to first floor and central heating radiator.

Lounge

15'10" x 11'3" (4.829 x 3.442)

With feature fireplace housing electric fire, central heating radiator and upvc double glazed window to front.

Kitchen/Dining Room

21'8" x 10'6" (6.609 x 3.225)

Fitted with a lovely range of wall and base units having granite work surfaces over, integrated electric oven and separate gas hob over with extractor chimney, integrated dishwasher, built in sink unit with mixer tap, space for fridge freezer, vertical radiator, to the dining end are French doors leading to the garden.

Utility Room

Fitted with wall and base unit s having contrasting work surfaces over, stainless steel sink unit with mixer tap, plumbing for washing machine and space for tumble dryer, wall mounted gas boiler and rear entrance door.

Ground Floor Cloaks WC

Fitted with a white wc, wash hand basin and heated towel rail.

FIRST FLOOR

Landing

with central heating radiator, airing cupboard and open staircase.

Bedroom One

15'0" x 11'5" (4.589 x 3.492)

Having central heating radiator and upvc double glazed window to front.

En Suite Shower Room/WC

Fitted with a double shower cubicle having mains shower over, wc, wash hand basin and chrome heated towel rail.

Bedroom Two

11'2" x 9'2" (3.422 x 2.809)

Having central heating radiator and upvc double glazed window to front.

Bedroom Three

11'8" x 9'6" (3.574 x 2.902)

With large storage cupboard , central heating radiator and upvc double glazed window to front.

Bedroom Four

12'10" x 10'9" (3.919 x 3.298)

Having central heating radiator and upvc double glazed window to rear.

Bedroom Five/Study

7'9" x 7'3" (2.376 x 2.220)

With central heating radiator and upvc double glazed window to rear.

Bathroom/WC

Fitted with a panelled bath, wc, wash hand basin and chrome heated towel rail.

Externally

Externally to the front is open plan lawn, a driveway allowing for off road parking leading to a integral garage.

To the rear is a enclosed garden laid to lawn with patio area.

Additionally is a good sized summerhouse having its very own garden bar with power.

Energy Performance Certificate

To view the energy performance certificate for this property please use the following link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/8336-7732-4559-7832-9902>

EPC Grade C

Other General Information

Other General Information

Tenure: Freehold

Gas and Electricity: Mains

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 O2 and Vodafone. We recommend contacting your service provider for further information.

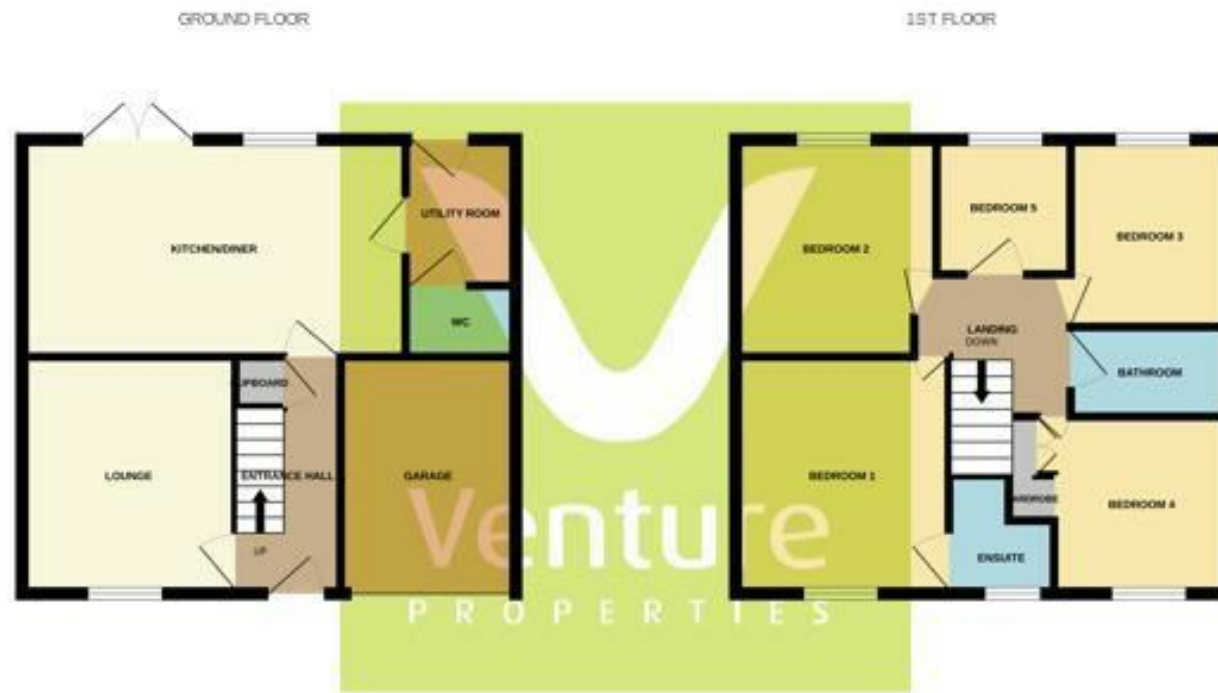
Council Tax: Durham County Council, Band: D Annual price: £2,501.73 (Maximum 2026)

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: Medium risk of surface water flooding. Very low risk of flooding from rivers and the sea.

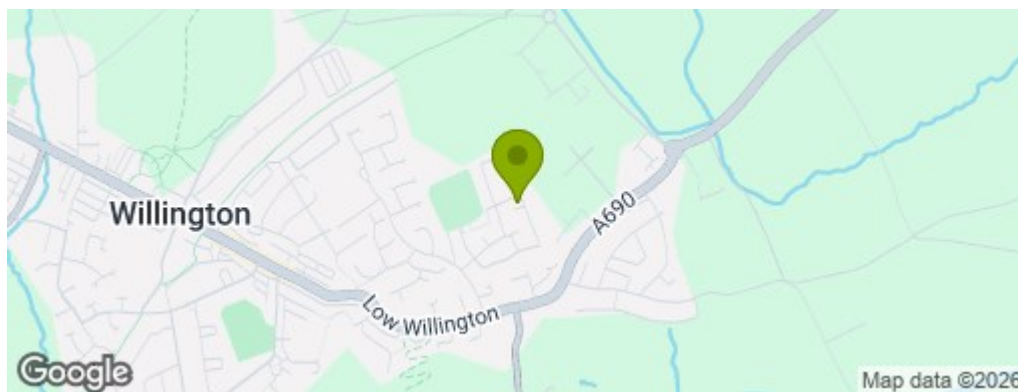
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Property Information

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