



## Robinson Close

Willington DL15 0GF

£200,000



Venture  
PROPERTIES



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# Robinson Close

## Willington DL15 0GF

- Immaculately Well Presented
- EPC Grade C
- Block Paved Driveway

This stunning detached house offers a perfect blend of modern living and comfort. Built in 2007, the property has been meticulously maintained and is presented to a high standard, making it an ideal home for families or those seeking a peaceful retreat.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere. The house boasts three well-proportioned bedrooms, ensuring ample space for relaxation and privacy. The property features three bathrooms, including a recently refitted cloakroom, a stylish family bathroom, and an ensuite for the master bedroom, all designed with contemporary finishes.

The heart of the home is undoubtedly the recently fitted high-spec kitchen, which is perfect for culinary enthusiasts and family gatherings alike. This modern space is both functional and aesthetically pleasing, making it a joy to cook and entertain in.

Outside, the lovely landscaped rear garden is a true highlight. It offers a serene environment that is not overlooked, providing a private oasis for outdoor enjoyment. The block-paved driveway accommodates parking for two vehicles and leads to an integral garage, adding convenience to your daily routine.

This property is not just a house; it is a home that offers comfort, style, and practicality in a desirable location. With its impressive features and attention to detail, this residence is sure to attract those looking for a quality living experience in Willington.

### Ground Floor

#### Entrance Porch

Front entrance door, double central heating radiator

#### Lounge

13'08 x 10'09 (4.17m x 3.28m)

UPVC double glazed square bay window, coving to ceiling, tv point, double central heating radiator, laminated floor and open through to

#### Dining Room

10'03 x 7'09 (3.12m x 2.36m)

UPVC double glazed patio doors to the rear garden. Laminated floor, double central heating radiator and ample space for a dining table as required

- Beautiful Rear Garden - Not Overlooked
- Gas Central Heating
- Integral Garage

### Kitchen

9'09 x 7'07 (2.97m x 2.31m)

Extensively fitted with a range of Grey contemporary fitted wall and base units, laminated working surfaces over, inset one and a half bowl sink units with mixer taps over, up stand, UPVC double glazed window, a range of integral appliances including electric oven, five burner gas hob, extractor hood over, splash back, fridge, freezer, washing machine and dish washer, tiled floor, coving to ceiling, spot lighting and concealed wall mounted gas boiler.

### Inner Hallway

Laminated floor, staircase to the first floor, double central heating radiator and coving to ceiling

### Cloakroom/WC

Extensively fitted with a wc, wash hand basin in White High Gloss vanity units, laminated floor, chrome heated towel rail

### First Floor

#### Landing

Storage cupboard and coving to ceiling

#### Bedroom One

13'02 x 10'06 (4.01m x 3.20m)

UPVC double glazed window, central heating radiator, coving to ceiling and fitted wardrobes

#### En-Suite/WC

With double walk in shower cubicle with electric shower, pedestal wash hand basin wc, heated towel rail, opaque UPVC double glazed window, tiled splash backs, and spot lighting

#### Bedroom Two

11'02 x 9'01 (3.40m x 2.77m)

UPVC double glazed window, central heating radiator, coving to ceiling and fitted wardrobes

#### Bedroom Three

10' x 7'09 (3.05m x 2.36m)

UPVC double glazed window, central heating radiator, coving to ceiling and loft access



x 3



x 2



x 2

- Stunning Fitted Kitchen
- Recently Bathroom, Cloakroom and EN-Suite
- Viewing Recommended

### Bathroom/WC

Extensively fitted with a white suite including panelled air bath, wash hand basin in Grey High Gloss vanity unit, wc, opaque UPVC double glazed window, heated towel rail, laminated floor, coving to ceiling, spot lighting, panelled walls, fitted storage cupboard and laminated floor

### Exterior

Immediately to the front of the property there is a block paved driveway providing car parking for two vehicles, this leads to an integral garage with up and over door, power and lighting. There is also a lawned front garden, whilst to the rear there is a good sized enclosed garden which is not overlooked, mainly laid to lawns with flower borders, patio area, pond etc

### Energy Performance Certificate

To view the full Energy Performance Certificate please use the following link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0567-3058-5202-0046-8200>

EPC Grade C

### Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Highest available download speed 10000 Mbps Highest available upload speed 10000 Mbps

Mobile Signal/coverage: We would recommend speaking to your provider  
Council Tax: Durham County Council, Band: C. Annual price: £2,223.76 (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 and flooding from the rivers and the sea.

### Disclaimer

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GROUND FLOOR

1ST FLOOR



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 inaccuracy. Prospective purchasers should seek advice as to 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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## Property Information

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