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20 Rectory Gardens, Willington, Crook, DL15 0BH

## 20 Rectory Gardens, Willington, Crook, DL15 0BH

£270,000

Set within a substantial plot is this immaculately presented four bedroomed family home situated on Rectory Gardens, Willington. The property boasts an array of fantastic attributes including a large, well maintained south-facing rear garden, resin driveway for up to three cars with electric charging port, single garage, owned solar panels with 5kw battery storage and plantation window shutters throughout. Located in the quiet village of Willington, the property has convenient access to a range of local amenities such as a primary schools, local shops, several churches, public houses and a variety of local businesses. The neighbouring towns Crook and Bishop Auckland provide access to a wider range of amenities, such as supermarkets, secondary schools, further food outlets, cafes and healthcare services. There are frequent public buses which run through the village, offering access to not only the surrounding towns and villages but to further afield places such as Durham, Darlington and Newcastle.

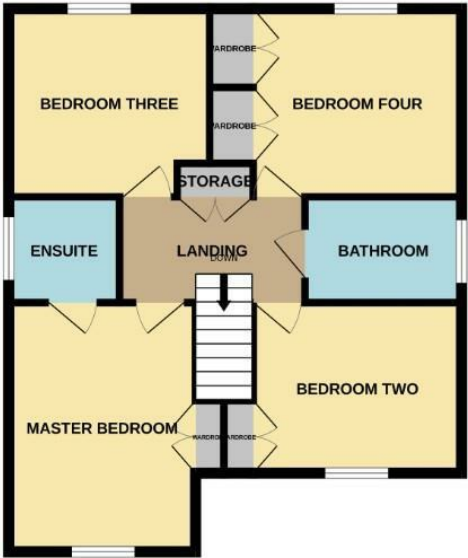
In brief, the property comprises; an entrance hall leading into the living room, kitchen/diner, separate dining room, garden room, utility room and cloakroom to the ground floor. The first floor consists of the master bedroom with ensuite, three further double bedrooms and family bathroom. Externally, the property has a large resin driveway to the front offering parking for up to three cars, electric car charging port and single garage with electric roller door. To the rear, there is a large enclosed garden, landscaped with well maintained lawned area, perimeter borders, storage shed and patio area ideal for outdoor seating or hosting.

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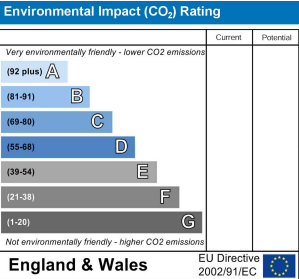
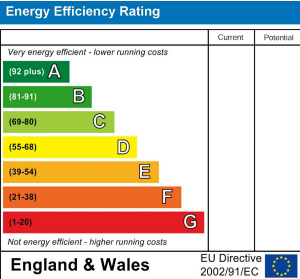
GROUND FLOOR



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 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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**Living Room**

19'0" x 10'9"  
Spacious living room located to the front of the property offering plenty of space for furniture with neutral decor, inset multi-fuel stove and large bay window which provides lots of natural light.

**Kitchen/Diner**

23'7" x 8'10"  
The modern kitchen is fitted with a range of shaker-style wall base and drawer units, complementing work surfaces and upstands, inset sink with drainer grooves, integrated oven, separate grill and microwave. The breakfast bar hosts the electric hob with overhead extractor hood, fitted wine rack additional cabinetry and also provides a great seating space. Space is available for a range of free standing appliances including an American-style frizge freezer and dishwasher, along with a dining table and chairs.

**Garden Room**

12'5" x 12'4"  
Open-plan from the dining area, the garden room offers a great additional reception area benefiting from neutral decor, large windows to the side and rear, and a further skylight, allowing a wealth of natural light.

**Dining Room**

18'0" x 8'8"  
The second reception room is well-proportioned with neutral decor and could be utilised as a formal dining room, home office or playroom with window to the front elevation.

**Utility Room**

8'10" x 5'2"  
The utility room is fitted with plumbing for a washing machine and provides additional storage space.

**Cloakroom**

6'6" x 2'11"  
Ground floor cloakroom fitted with a WC, wash hand basin and heated towel rail.

**Master Bedroom**

13'1" x 9'10"  
Generously sized master bedroom offering space for a king-sized bed and further furniture, benefiting from fitted storage cupboard, window to the front elevation and access into the ensuite.

**Ensuite**

5'8" x 5'4"  
The ensuite is fitted with a double walk in shower, heated towel rail, WC and wash hand basin.

**Bedroom Two**

11'3" x 8'2"  
The second bedroom is a large double room with plenty of space for furniture, neutral decor and window to the front elevation.

**Bedroom Three**

10'5" x 9'6"  
Bedroom three is another well-sized double room with fitted storage cupboards and window to the rear elevation.

**Bedroom Four**

10'11" x 9'3"  
Currently utilised as a dressing room, bedroom four is a double room benefiting from fitted wardrobes and drawers with window to the rear.

**Bathroom**

7'8" x 6'6"  
The family bathroom is fitted with a large panelled bath, walk in shower, heated towel rail, WC and wash hand basin.

**External**

Externally, the property has a large resin driveway to the front offering parking for up to three cars, electric car charging port and single garage with electric roller door. To the rear, there is a large enclosed garden, landscaped with well maintained lawned area, perimeter borders, storage shed and patio area ideal for outdoor seating or hosting.

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<br>2002/91/EC |  |

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.







