



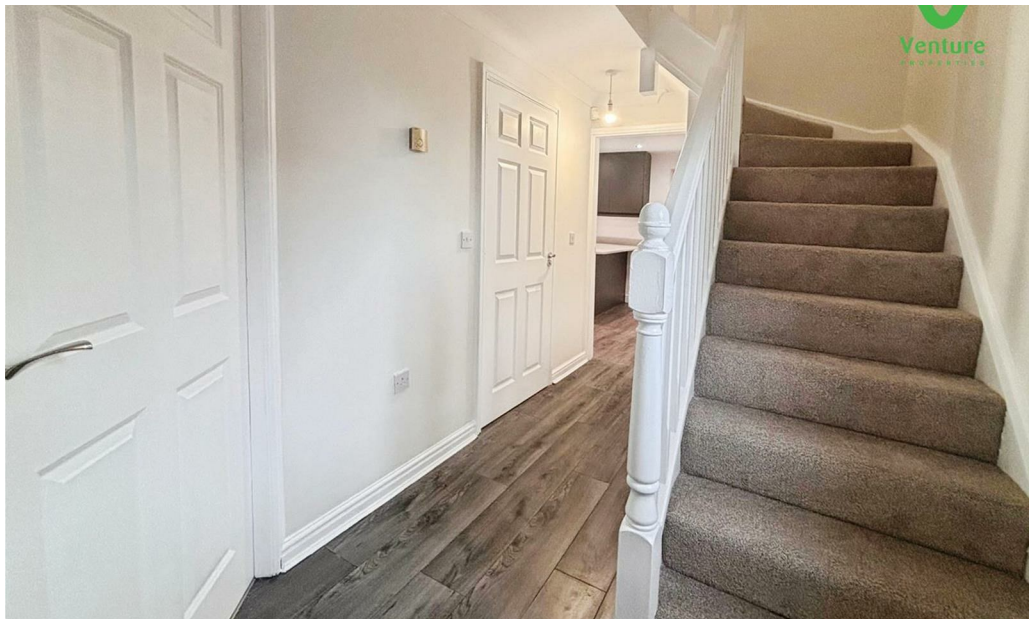
Venture
PROPERTIES

Larmouth Court

Willington DL15 0FG

Offers In Excess Of £220,000

Venture
PROPERTIES



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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Larmouth Court

Willington DL15 0FG



- Four Bedroom Detached Home
- EPC Grade D
- En Suite Shower Room

- Set Over Three Floors
- Kitchen/Diner
- Good Sized Rear Garden

- CHAIN FREE
- Ground Floor Cloaks WC
- Garage & Drive To Front

Welcome to this charming detached house located in the desirable area of Larmouth Court, Willington, Crook. This spacious property boasts an impressive 1,356 square feet of living space, making it an ideal family home.

Upon entering, you will find a welcoming reception room that provides a perfect setting for relaxation or entertaining guests. The house features four well-proportioned bedrooms, offering ample space for family members or guests. With two bathrooms, morning routines will be a breeze, ensuring convenience for everyone in the household.

The property is set in a peaceful neighbourhood, providing a tranquil environment while still being close to local amenities. Additionally, the house offers parking for up to three vehicles, a valuable feature for families or those with multiple cars.

This delightful home presents an excellent opportunity for those seeking a comfortable and spacious living environment in a lovely area. Don't miss the chance to make this property your own.

GROUND FLOOR

Entrance Hallway

Having composite front entrance door, open plan spindle staircase to the first and second floor, UPVC double glazed window, central heating radiator and understairs cupboard.

Lounge

13'1" x 12'11" (3.998 x 3.950)

With upvc double glazed square bay window, tv point, central heating radiator, feature fireplace with inset gas fire.

Ground Floor Cloaks WC

With a white suite including wc, wash hand basin, tiled splash backs and central heating radiator

Kitchen & Dining Room

17'10" x 9'10" (5.457 x 2.998)

Extensively fitted with a range of wall and base units, granite working surfaces over, inset one and a half bowl sink unit, mixer tap over, upvc double glazed window to the rear garden, a range of integral appliances including electric oven and microwave, gas hob and extractor hood over, dish washer, tiled splash backs, breakfast bar, central heating radiator. There is ample space for a large dining table as required, patio doors to garden.

Utility Room

With base units, granite working surfaces, , wall mounted gas boiler, plumbing and space for washing machine, space for tumble dryer, central heating radiator and rear entrance door

FIRST FLOOR

Landing

Open plan spindle staircase to the second floor

Bedroom One

11'8" x 11'6" (3.557 x 3.506)

With upvc double glazed window to the front elevation, tv point, central heating radiator.

En Suite Shower Room/WC

Extensively fitted with a white suite including corner shower cubicle , wc, wash hand basin , tiled splash backs, opaque UPVC double glazed window and central heating radiator

Bedroom Two

9'8" x 10'1" (2.964 x 3.092)

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

Bedroom Three

10'1" x 8'0" (3.092 x 2.442)

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

Bathroom/WC

Fitted with a white suite including panelled bath wc, wash hand basin , central heating radiator, coving to ceiling, tiled splash backs, opaque UPVC double glazed window

SECOND FLOOR

Landing

With a upvc double glazed window and large walk in storage cupboard.

Bedroom Four

13'7" x 10'10" (4.142 x 3.325)

Having double glazed window to the side elevation and timber double glazed velux windows, central heating radiator and storage cupboard.

Externally

To the front of the property there is a lawned garden, whilst to the side of this there is a driveway providing car parking. To the rear of the property there is a good sized garden with patio area, with fence surround

Energy Performance Certificate

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/9378-8918-6262-7236-4924>

EPC Grade D

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: D. Annual price: £2,501.73 (Maximum 2024)

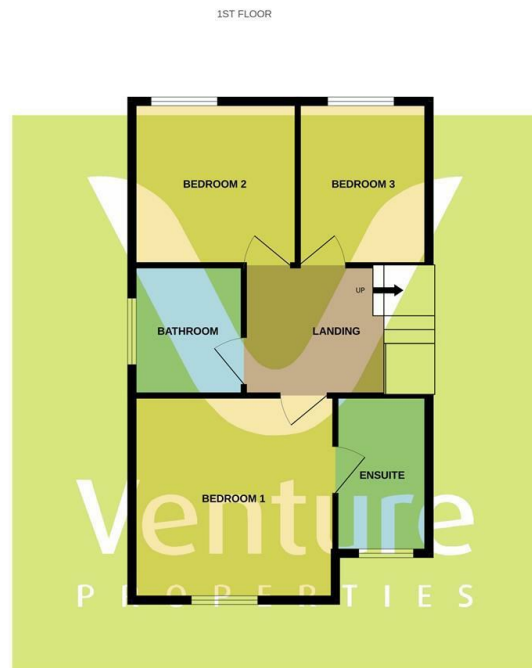
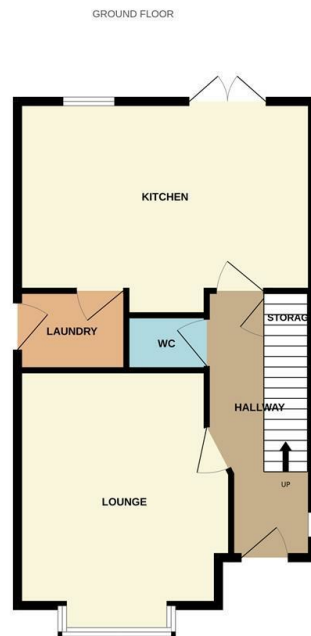
Energy Performance Certificate Grade D

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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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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Property Information

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