

# HUNTERS®

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## Trinity Gardens

Willington, Crook, DL15 0UU

Offers Over £290,000



Modern, four bedroomed detached family home located on Trinity Gardens in Willington. The property benefits from a number of improvements made by the current vendors including; solar panels owned outright, landscaped garden, new ensuite and partially converted garage. It is situated close to amenities within the village such as; schools, shops, retail stores and traditional pubs. It is also only approx. 3 miles from Bishop Auckland which provides further access to a larger range of amenities, such as healthcare services, supermarkets, popular high street stores and banks. There is an extensive public transport system which allows for access to not only the neighbouring towns and villages but to further afield places such as Darlington, Durham, Newcastle and York. For commuters this property also has easy access to the A690 which leads to the A1 (M) both North and South.

In brief, the property comprises; an entrance hall leading through to the living room, dining room, conservatory, kitchen, utility room and office to the ground floor. The first floor contains the master double bedroom with ensuite, three further double bedrooms and the family bathroom. Externally the property has a large driveway to the front providing ample off street parking along with hedged borders. To the rear of the property, there is a large lawned garden, fully enclosed with patio area ideal for outdoor furniture, mature perimeter borders and large shed providing additional storage.



Living Room 13'10" x 13'6" (4.22m x 4.13m )  
The modern living room is located to the front of the property, bright and spacious with ample space for furniture, benefiting from a media wall with recessed shelving and storage cupboards, neutral decor and large bay window allowing lots of natural light

Kitchen/Diner 21'3" x 9'4" (6.5m x 2.85m)  
The modern kitchen is fitted with a range of wall, base and drawer units, complementing work surfaces, upstands and inset sink along with an electric cooker and overhead extractor hood. Space is available for further appliances including a wine cooler, while plenty of space remains for a dining table, chairs and additional furniture. French doors lead into the conservatory.

Utility Room 6'6" x 4'11" (2.0m x 1.5m)  
Fitted with a further range of cabinetry and inset sink with plumbing for a washing machine.

Conservatory 9'10" x 9'10" (3.0m x 3.0m)  
The conservatory is fitted with panoramic windows allowing views over the rear garden with French doors to the side elevation.

Cloakroom 6'6" x 2'9" (2.0m x 0.85m)  
Ground floor cloakroom fitted with a WC and wash hand basin.

Master Bedroom 13'8" x 11'5" (4.17m x 3.5m)  
Generously sized master bedroom with ample space for a king-sized bed and further furniture, fitted wardrobes, modern decor and window to the front elevation.

Ensuite 8'6" x 4'9" (2.6m x 1.47m)  
Modern ensuite fitted with a walk-in shower, WC and wash hand basin.

Bedroom Two 11'1" x 9'1" (3.4m x 2.78m)  
Another large double bedroom with media wall and window to the rear elevation.

Bedroom Three 10'5" x 10'2" (3.2m x 3.1m)  
Bedroom three is a further well sized double bedroom with window to the rear elevation.

Bedroom Four 13'1" x 7'1" (4.0m x 2.17m)  
Currently utilised as a home office with ample space for furniture and window to the front elevation.

Bathroom 6'6" x 5'6" (2.0m x 1.7m)  
The family bathroom is fitted with a panelled bath with overhead shower. WC and wash hand basin.

External  
Externally the property has a large driveway to the front providing ample off street parking along with a lawned area and hedged borders. To the rear of the property, there is a large lawned garden, fully enclosed with patio are ideal for outdoor furniture, mature perimeter borders and large shed providing additional storage.

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. **THINKING OF SELLING?** 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.

Area Map



Floor Plans



Energy Efficiency Graph

