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HERE TO GET *you* THERE



Crown Road

Willington, Crook, DL15 0BZ

Offers Over £230,000

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Immaculately presented three bedroomed, detached family home situated in the sought after Avant homes development 'Westward Green'. The property benefits from solar panels, triple glazed windows, electric car changing point as well as a number of optional upgrades including; shaker style kitchen, two showers, upgraded tiles and flooring. It has 1 year remaining on the builders warranty as well as a further 10 year premier guarantee. 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 through into the living room, kitchen/diner and cloakroom to the ground floor. The first floor contains the master bedroom with ensuite, two further bedrooms and family bathroom. Externally the property has a lawned garden to the front as well as a double paved drive with electric car charging point. To the rear there is a large enclosed east facing garden which enjoys the sun for most of the day, its mainly laid to lawn along with patio area ideal for outdoor furniture,







Living Room 17'4" x 9'9" (5.3m x 2.98m)
The living room benefits from modern decor, ample space for furniture and dual aspect windows allowing lots of natural light.

Kitchen/Diner 17'4" x 9'4" (5.29m x 2.85m)
The kitchen is fitted with a contemporary range of wall, base and drawer units, complementing work surfaces, tiled splash backs and sink/drainer unit. Benefiting from an integrated oven, hob, overhead extractor hood and fridge/freezer. Ample space is available for a kitchen table and chairs and French doors lead out into the garden.

Utility Room
The utility room provides additional storage space along with a washing machine.

Cloakroom 7'2" x 5'6" (2.2m x 1.7m)
Fitted with a WC and wash hand basin.

Master Bedroom 17'4" x 9'10" (5.3m x 3.0m)
The master bedroom provides space for a king sized bed, further furniture and dual aspect windows allowing lots of natural light.

Ensuite 6'6" x4'7" (2.0m x1.42m)
The ensuite contains a double shower cubicle, WC and wash hand basin.

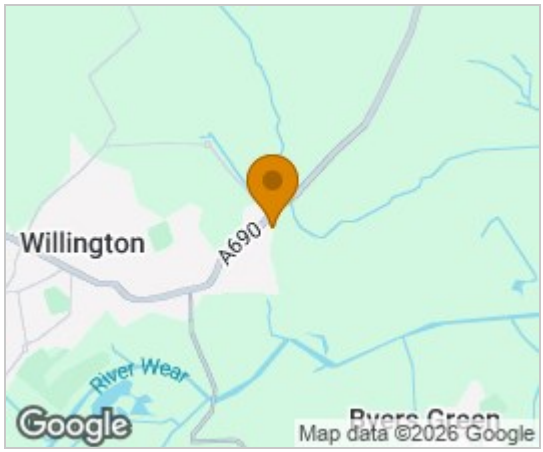
Bedroom Two 9'10" x 8'11" (3.0m x 2.74m)
The second bedroom is a further spacious double bedroom with dual aspect windows.

Bedroom Three 9'10" x 8'2" (3.0m x 2.5m)
The third bedroom is a further double bedroom.

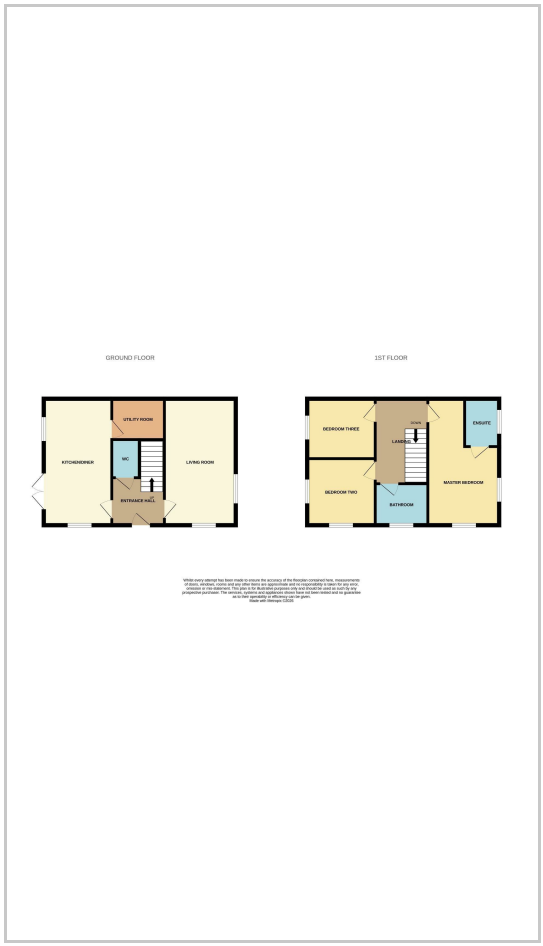
Bathroom 6'6" x 5'6" (2.0m x 1.7m)
The family bathroom is fitted with a panelled bath with overhead shower, WC and wash hand basin.

External
Externally the property has a lawned garden to the front as well as a double paved drive with electric car charging point. To the rear there is a large enclosed east facing garden which enjoys the sun for most of the day, its mainly laid to lawn along with patio area ideal for outdoor furniture,

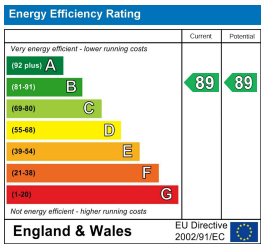
Area Map

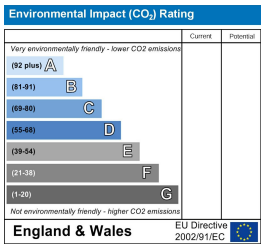


Floor Plans



Energy Efficiency Graph





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.
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