



Fleming Way

Willington DL15 0GS

Chain Free £225,000





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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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Fleming Way

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

- CHAIN FREE
- Good Sized Kitchen/Diner
- Garage & Driveway

- Ground Floor Cloaks WC
- Garden Room To Rear
- Ideal Family Home

Nestled on Fleming Way in the popular area of Willington, Crook, this superb chain-free detached house presents an outstanding opportunity for families in search of space, style, and comfort. This home enjoys a prime position within a friendly, established neighbourhood.

Perfectly suited for growing families or those simply requiring room to breathe, the property features four well-proportioned bedrooms. The principal bedroom enjoys the added luxury of an en-suite shower room, while the additional bathroom and a ground floor WC mean every practical need is effortlessly catered for.

Step inside and be greeted by a spacious reception room, designed to offer versatility for relaxation, family time, or entertaining guests. At the heart of the home lies a contemporary kitchen and dining area, cleverly arranged to provide plenty of space for daily living and mealtimes together. The kitchen flows seamlessly into a large rear garden room—a bright, airy space ideal for enjoying your morning coffee or bringing the outdoors in during family gatherings and celebrations.

Additional highlights include parking for up to three vehicles plus a garage, providing convenience and peace of mind for both residents and visitors.

Positioned within Willington, residents can enjoy the best of both town and country living. The property is just moments away from a variety of local amenities, including shops, cafes, and reputable schools such as Our Lady & St Thomas Catholic Primary and Parkside Academy. Only a short drive brings you to the bustling Crook town centre, home to a range of independent retailers, supermarkets, and leisure facilities. Nature lovers will appreciate easy access to picturesque countryside walks, as well as the green spaces of Willington Park and the scenic River Wear.

With seamless road links connecting to Durham city just 8 miles away, and excellent public transport routes, Fleming Way balances rural c

GROUND FLOOR

Entrance Hall

Composite front entrance door, central heating and stairs to first floor

Lounge

With feature fireplace housing gas fire, central heating radiator and uPVC double glazed window to front.

Kitchen Diner

Fitted with a cream wall and base units with contrasting work surfaces over, integrated electric oven and gas hob with extraction chimney over, stainless steel sink unit with mixer tap, integrated fridge freezer, plumbing for washing machine and integrated dishwasher, laminate flooring, central heating radiator, under stairs storage cupboard and french patio doors to garden room.

Garden Room

12'10" x 11'2" (3.934 x 3.404)

Having French doors leading to garden and uPVC double glazed windows all with fitted blinds.

FIRST FLOOR

Bedroom One

9'11" x 11'1" (3.04m x 3.40m)

Fitted mirrored wardrobes, central heating radiator and uPVC double glazed windows to front.

En Suite Shower Room/WC

Fitted with a double shower cubicle with mains shower over, wc, wash hand basin, part tiled walls and central heating radiator.

Bedroom Two

14'1" x 10'4" (4.298 x 3.175)

Having central heating radiator and uPVC double glazed window to front.

Bedroom Three

11'4" x 9'6" (3.462 x 2.912)

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

Bedroom Four

9'4" x 6'3" (2.846 x 1.920)

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

Family Bathroom/WC

Fitted with a panelled bath having hand held shower over, wc, wash hand basin, part tiled walls and central heating radiator.

Exterior

To the front is a lawned open plan garden with a double pathway leading to the

front door.

A driveway also allows for off road parking leading to a single integral garage.

To the rear is a sunny good sized garden and patio area. Outside tap.

Energy Performance Certificate

To view the Energy Performance Certificate for this property, please use the following link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/2353-3063-8206-6656-8204>

EPC Grade C

Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Highest available download speed 1800 Mbps Highest available upload speed 220 Mbps

Mobile Signal/coverage: Good with EE, 3, O2 and Vodafone

Council Tax: Durham County Council, Band: D. Annual price: £2,567.61 (Maximum 2026)

Energy Performance Certificate: 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, flooding from 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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