



VENTURE  
PLATINUM



Kingsmead | Willington  
Chain Free £270,000





CHAIN FREE! Nestled in the charming area of Kingsmead, Willington, Crook, this delightful two-bedroom detached bungalow offers a perfect blend of comfort and convenience. Set on an exceptional plot, the property boasts extensive gardens that provide a serene outdoor space, ideal for relaxation or entertaining guests.

The bungalow features a well-appointed kitchen and a utility room, ensuring that all your culinary needs are met with ease. Additionally, the two spacious reception rooms offer versatile living spaces, perfect for both family gatherings and quiet evenings at home.

Situated in a peaceful cul-de-sac location, this property benefits from off-road parking and a garage, providing ample space for vehicles and storage. The surrounding area is known for its friendly community atmosphere, making it an ideal choice for families or those seeking a tranquil lifestyle.

### Bungalow

#### Entrance Hall

Accessed via a UPVC entrance door leading into a spacious and welcoming entrance hall, central heating radiator, access to a useful cloaks storage cupboard and doors radiate off to the living accommodation.

#### Lounge 4.905 x 4.601 (16'1" x 15'1")

Located to the rear elevation of the property the spacious lounge area is filled with natural light from UPVC blazes patio doors and floor to ceiling UPVC windows to either side enabling you to have lovely views over the rear garden. A focal point to the room being gas fire set on a granite hearth and surround, two central heating radiators and double arch into the dining room.

#### Dining Room 2.369 x 3.525 (7'9" x 11'6")

Having UPVC window and central heating radiator. Ample space for a family dining table.

#### Kitchen 3.563 x 2.398 (11'8" x 7'10")

Fitted with a range of cream base and wall units with laminate work surges over and tiled splash backs, sink unit and ample space for free standing appliances as required. A breakfast bar seating area and UPVC window overlooking the front of the property.

#### Bedroom One 4.249 x 3.861 max (13'11" x 12'8" max )

Located to the rear elevation of the property having UPVC window and central heating radiator plus fitted double wardrobe.

#### Bedroom Two 3.808 x 3.824 (12'5" x 12'6")

Located to the front elevation of the property having UPVC window, central heating radiator and again double fitted wardrobe.

#### Bathroom/WC

Fitted with a four piece suite comprising bath, corner shower cubicle, WC and wash hand basin. Obscured UPVC window, ceiling spot lights and chrome heated towel rail plus access to a useful linen storage cupboard.

#### Garage 2.521 x 5.895 (8'3" x 19'4")

Having electric roller door, power, cold water tap, EV electric charging point and lighting. Obscured UPVC window to the side and a door leads into the utility.







Utility 2.490 x 2.202 (8'2" x 7'2")

Having base units with under counter space and plumbing for a washing machine, tiled floor, UPVC door and window to the rear and sink unit. The central heating boiler can be found here.







#### Exterior

To the front of the property is a block driveway allowing off road parking for three or four vehicles depending on size in front of the garage plus an area of lawn with a paved pathway to the front door and to both sides of the property.

To the rear of the property is an enclosed garden mainly laid to lawn with raised flower beds and shrub borders plus a green house and a shed. The rear of the property also has a retractable awning above the Patio Doors.





#### Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Superfast Broadband available. Highest available download speed 80 Mbps. Highest available upload speed 20 Mbps.

Mobile Signal/coverage: Likely with O2. We recommend contacting your service provider for further information.

Council Tax: Durham County Council, Band: D Annual price: £2,501.73 (Maximum 2025)

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. Very low risk of flooding from rivers and the sea.



#### Disclaimer

The preceding details have been sourced from the seller, OntheMarket.com and other third parties. Verification and clarification of this information, along with any further details concerning Material Information parts A, B and C, should be sought from a legal representative or appropriate authorities. Venture Properties (Crook) Limited cannot accept liability for any information provided.

#### Energy Performance Certificate

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/9235-7422-5400-0288-2202>

EPC Grade D



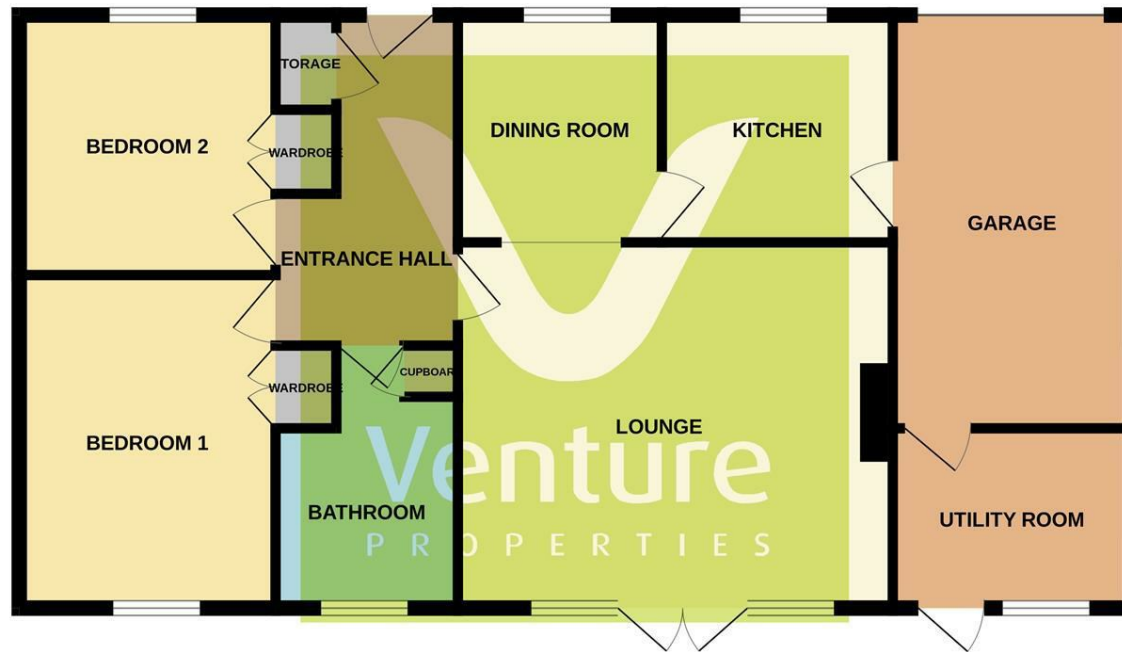






# 3 Kingsmead | Willington

## GROUND 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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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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