



Minster Court
Willington DL15 0UR
£270,000



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



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- Four Bedroom Detached Family Home
- EPC Grade C
- Enclosed Rear Garden with Patio Area

- En Suite Shower Room
- Practical Utility Room
- Integral Garage

- Ground Floor Family WC
- Dining Room & Garden Room
- Driveway providing off-road parking

Nestled in the sought-after village of Willington, this impressive four-bedroom detached residence presents an excellent opportunity for families seeking versatile and spacious living accommodation. Set in a popular residential area just a short drive from the historic city of Durham, this property enjoys close proximity to all the amenities, schools, and leisure facilities the region has to offer.

The ground floor welcomes you into a generously proportioned home, featuring three distinct reception rooms. The inviting lounge provides the perfect setting for family relaxation, while the separate dining room is ideal for entertaining guests. For those who crave natural light and peaceful garden views, the lovely sun room at the rear is sure to delight. The well-appointed fitted kitchen offers ample workspace and storage, with the convenience of a separate utility room and a ground floor cloakroom/WC completing the layout.

Upstairs, the master bedroom benefits from its own modern en suite, ensuring privacy and comfort. Three additional bedrooms provide plenty of space for family, guests, or a home office. A stylish family bathroom serves the remaining bedrooms.

Outside, the property boasts a good-sized driveway with parking for two cars and an integral garage, ideal for secure storage or additional parking needs. To the rear, a pleasant garden and patio area provide an ideal space for alfresco dining, play, or simply unwinding in the fresh air.

Willington itself is a thriving village known for its welcoming community atmosphere. Residents enjoy easy access to local shops, cafes, reputable primary and secondary schools, and beautiful countryside walks along the River Wear. Durham city is just a short drive away, offering an array of shopping, dining, and cultural attractions, including the world-renowned Durham Cathedral and University.

This substantial home offers both space and convenience in a highly desirable location. Arrange your viewing today and discover all

GROUND FLOOR

Entrance Hallway

Via upvc front door, tiled flooring, stairs to first floor and storage cupboard.

Ground Floor Cloaks WC

Fitted with a wash hand basin, wc, central heating radiator.

Lounge

13'8" x 13'3" (4.176 x 4.040)

Having upvc bay window to front, feature fireplace with gas fire and central heating radiator.

Dining Room

9'7" x 8'11" (2.935 x 2.722)

With central heating radiator and opening into the garden room.

Garden Room

8'10" x 8'2" (2.707 x 2.514)

With central heating radiator and double patio doors into the garden.

Kitchen

11'10" x 9'4" (3.626 x 2.859)

Fitted with a range of wall and base units with contrasting work surfaces over integrated electric oven with gas hob and extractor chimney over, one and a half bowl sink and drainer with mixer tap, plumbing for dishwasher, tiled flooring, central heating radiator and uPVC double glazed window to rear.

Utility Room

Fitted with base units having contrasting work surfaces over stainless Steel sink unit, space for fridge freezer and plumbing for washing machine, central heating radiator and Rear entrance door.

FIRST FLOOR

Landing

With storage cupboard housing gas boiler.

Bedroom One

13'9" x 11'5" (4.194 x 3.491)

Having Fitted wardrobes to one wall, central heating radiator and uPVC double glazed bay window to front.

En Suite Shower Room/WC

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

Bedroom Two

13'3" x 10'1" (4.054 x 3.085)

Having central heating radiator and uPVC double glazed window to front

Bedroom Three

12'6" x 9'6" (3.834 x 2.899)

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

Bedroom Four

7'2" x 10'11" (2.195 x 3.330)

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

Bathroom/WC

A family bathroom with a panelled bath, wc, wash hand basin and central heating radiator.

Externally

Outside, the property boasts a good-sized driveway with parking for two cars and an integral garage, ideal for secure storage or additional parking needs. To the rear, a pleasant garden, the garden has been part fenced off, there is a patio area provide an ideal space for alfresco dining, play, or simply unwinding in the fresh air.

Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Superfast Highest available download speed Ultrafast10000 Mbps10000 Mbps

Mobile Signal/coverage: Good with EE, O2 and Vodafone but we recommend speaking to your local network provide

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

Energy Performance Certificate Grade 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 and flooding from rivers and the sea.

Disclaimer

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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/9790-8322-0322-8691-3063>

EPC Grade C expires 2036



TOTAL FLOOR AREA: 1287 sq.ft. (119.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other details 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 for 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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