

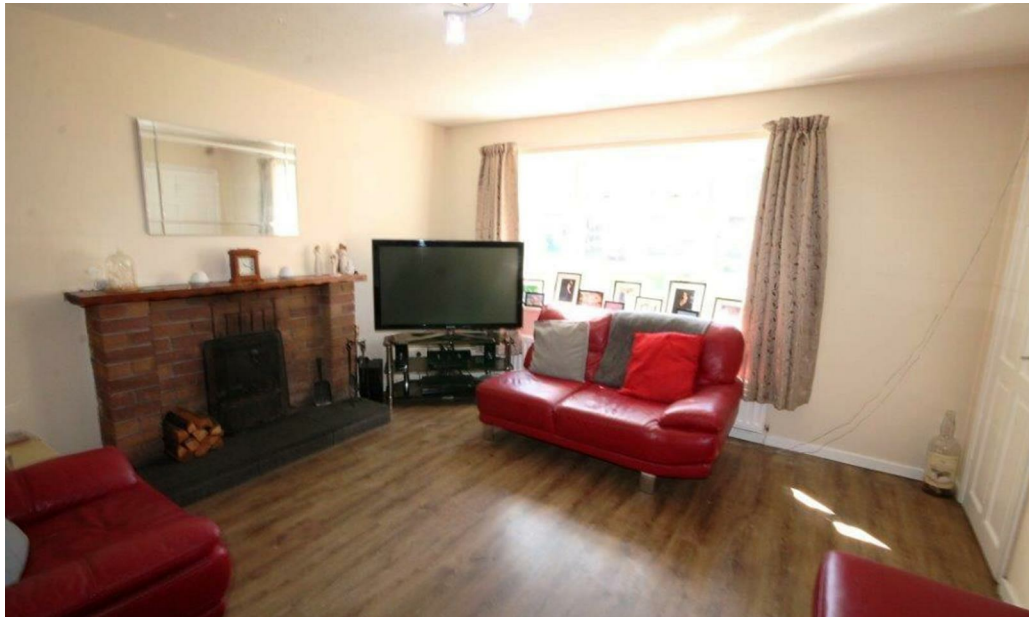


**Riverside**

Wolsingham DL13 3BP

**Chain Free £250,000**





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# Riverside

Wolsingham DL13 3BP



- Lovely Location
- EPC Grade D
- Gas Central Heating

- Four Bedroom Detached
- UPVC Double Glazed
- Large Gardens

- Countryside Walks
- Chain Free
- Driveway & Garage

Offered for sale CHAIN FREE, this lovely FOUR BEDROOM DETACHED house which is PLEASANTLY LOCATED in this small development which is a HIGHLY SOUGHT AFTER AREA. Situated in this SMALL CUL DE SAC with LOVELY GARDENS TO THE FRONT AND REAR, as well as a good sized DRIVEWAY AND INTEGRAL GARAGE. This property would be an ideal purchase for a small family or couple and has countryside walks along the river close by, as well as plenty of shops and restaurants etc. With UPVC double glazing and Gas fired central heating via combi boiler which has recently been fitted.

The accommodation includes entrance hallway, lounge, separate dining room, fitted kitchen, utility and cloakroom/wc which has been recently re-fitted, whilst to the first floor there are four bedrooms and a family bathroom/wc. We have no hesitation in recommending a personal inspection to fully appreciate the accommodation on offer.

## Ground Floor

### Entrance Hallway

UPVC double glazed front entrance door and side panel, laminated floor, double central heating radiator and staircase to the first floor

### Lounge

14'08 x 13'04 (4.47m x 4.06m)

With feature brick fireplace with open coal fire, UPVC double glazed window to the front elevation, double central heating radiator, laminated floor and tv point

### Dining Room

10'10 x 8'10 (3.30m x 2.69m)

UPVC double glazed French doors to the rear garden, laminated floor, double central heating radiator and arch through to

## Kitchen

10'09 x 8'10 (3.28m x 2.69m)

Fitted with a range of Cream wall and base units, laminated working surfaces over, recently re-tiled splash backs, inset single drainer sink unit, mixer tap over, UPVC double glazed window to the rear elevation, gas/electric cooker point, dish washer, fridge, laminated floor, glass fronted display cupboards, central heating radiator and timber door to understairs cupboard

## Utility Room

With wall mounted Gas boiler which has recently been installed, tiled floor, wall cupboards and larder cupboard, central heating radiator, plumbing and space for washing machine, UPVC double glazed window and UPVC double glazed rear entrance door

## Cloakroom/wc

Recently refitted with a white suite including wc, wash hand basin, tiled walls, tiled floor, spotlighting, UPVC double glazed window and central heating radiator

## First Floor

### Bedroom One

14'04 x 10 (4.37m x 3.05m)

UPVC double glazed window, central heating radiator, tv point and laminated floor

### Bedroom Two

16'01 x 9'03 (4.90m x 2.82m)

UPVC double glazed window, central heating radiator and laminated floor

## Bedroom Three

10'09 x 10'02 (3.28m x 3.10m)

UPVC double glazed window, central heating radiator and laminated floor

## Bedroom Four

8'08 x 7'08 (2.64m x 2.34m)

UPVC double glazed window, central heating radiator and laminated floor

## Bathroom/wc

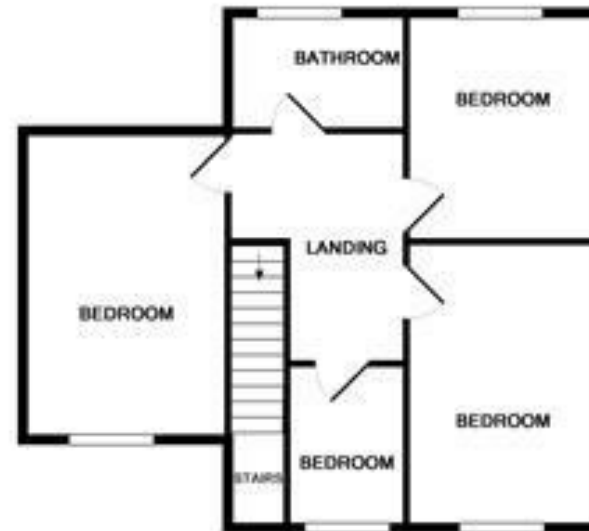
Extensively fitted with a white suite including panelled bath with electric shower over, shower screen, wc, pedestal wash hand basin, tiled walls, tiled floor, opaque UPVC double glazed window and chrome heated towel rail

## Exterior

Immediately to the front of the property there is large lawned garden, whilst to the side of this there is a driveway providing car parking for two vehicles which leads to a single integral garage with up and over door, power and lighting. To the rear of the property there is a further good sized garden mainly laid to lawn with flower borders, large patio area, gravelled garden area and side area which is paved and houses a store shed

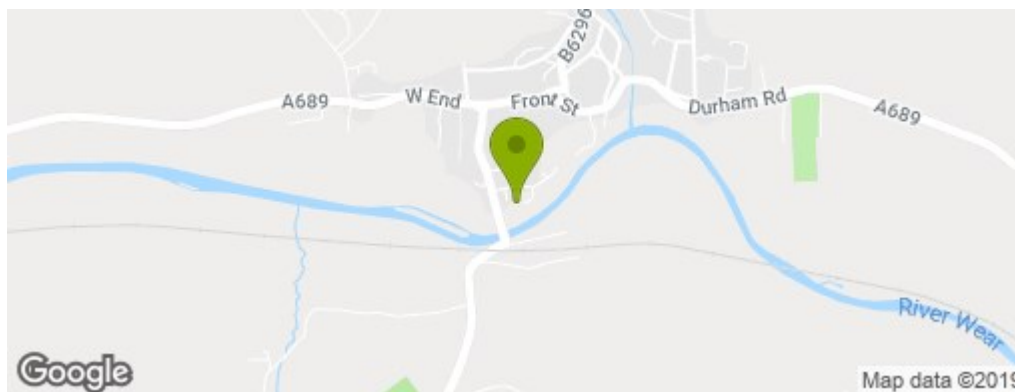


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
	69	82

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
	65	79

01388 741174

1 The Royal Comer, Crook, DL15 9UA  
crook@venturepropertiesuk.com