

Village Gate, Howden Le Wear, DL15 8EF 4 Bed - House - Detached £215,000

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## Village Gate Howden Le Wear, DL15 8EF

\*\*LARGE FAMILY HOME\*\*OPEN PLAN KITCHEN/DINING ROOM\*\*USEFUL UTILITY ROOM\*\*DRIVEWAY AND GARAGE\*\*ENCLOSED REAR GARDEN\*\*

Located in this popular modern cul-de-sac in Howden-le-Wear, we are delighted to bring to the market this substantial four bedroom detached house, which should prove to be fantastic family home, having spacious accommodation throughout, including useful utility room, cloakroom/w.c., en-suite shower room, detached garage and enclosed garden.

The internal floor plan, which is warmed by gas central heating and fully UPVC double glazed, comprises of entrance hallway, cloakroom/w.c., spacious lounge with french doors leading to rear garden, open plan kitchen/dining room and a useful utility room.

To the first floor there are four bedrooms, the master benefiting from an en-suite shower room and a separate family bathroom.

Outside the property benefits from a well maintained garden to the front, and a driveway to the side allowing off street car parking for at least two vehicles which leads to a detached garage. The rear garden has a good degree of privacy, not being directly overlooked and is laid to lawn, has a paved patio area and has mature shrubs and borders.

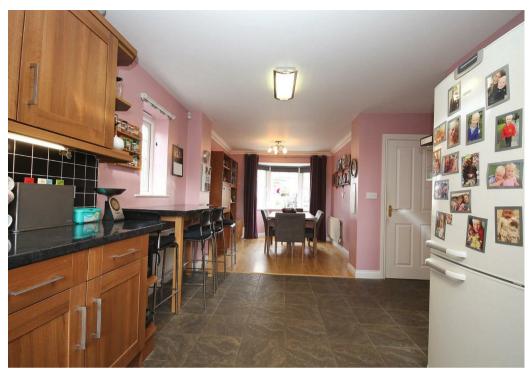
Howden-le-wear offers amenities, schooling and bus links, it is also within close proximity to Crook and Bishop Auckland, where there is a wider range of shopping facilities.

We feel that this property would make a fantastic family home and requires an internal viewing to be fully appreciated, please contact Robinsons today to arrange yours.























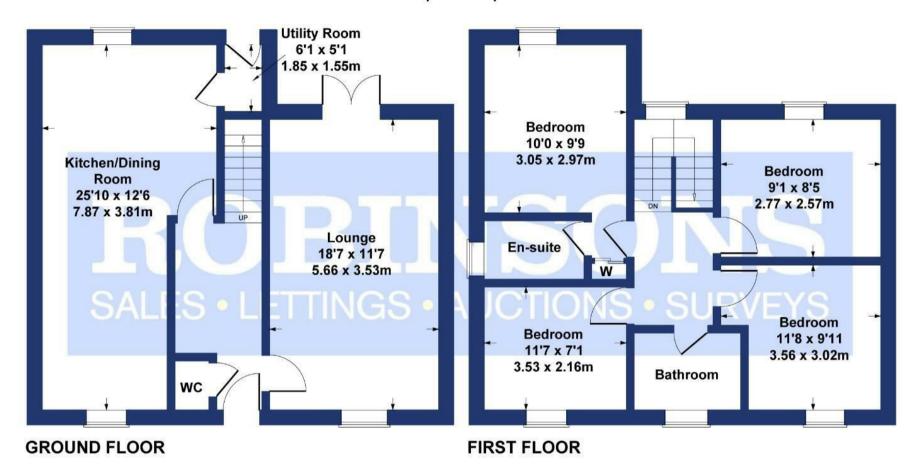






## Village Gate, Howden Le Wear

Approximate Gross Internal Area 1204 sq ft - 112 sq m



## SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2019

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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