



**Byron Court, Crook, DL15 9TS**  
**3 Bed - Bungalow - Detached**  
**Offers In The Region Of £280,000**

**ROBINSONS**  
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# Byron Court Crook, DL15 9TS

\* NO FORWARD CHAIN \* DOUBLE GARAGE \* DESIRABLE CUL-DE-SAC POSITION \*

Welcome to Byron Court, Crook - a charming three bedroom detached bungalow that is offered for sale with no onward chain. The property has spacious living accommodation throughout, with three reception rooms, including a sun room extension, three bedrooms and two bathrooms. It is warmed by a gas combination boiler and has UPVC double glazed windows.

Situated in a desirable cul-de-sac in Crook, the bungalow has a generous size plot with front and rear gardens, double garage and ample off road parking.

The internal accommodation comprises; welcoming hallway, lounge with Bay window to front aspect, dining room with double glazed patio doors leading into the sun room which has views over-looking the rear garden. Kitchen which is fitted with a range of wall, base and drawer units with space for appliances. Three double bedrooms, the master bedroom benefits from an ensuite shower room and there is a separate bathroom with a three piece suite.

To the front of the bungalow there is a lawned garden with well established trees and borders. A double width driveway allows off road parking for several cars and leads to the double, detached garage. The garage would be suitable for car parking and storage. At the rear there is a large enclosed garden which is mainly laid to lawn with a timber decking area and well established borders.

Byron Court is a desirable cul-de-sac in Crook which comprises of just eight other properties, it's within close proximity of the town centre, which offers a wide range of everyday shopping amenities and health care facilities.

Please contact Robinsons for further information and to arrange an internal viewing.









### **Welcoming Hallway**

Accessed Via a Timber, glazed door, central heating radiator, french doors leading to the Lounge.

### **Lounge**

13'11"x13'9" (x) (4.24x4.19 (x))

With UPVC Bay window to the front aspect, central heating radiator, Mahogany fire surround with Marble inset and hearth housing living flame gas fire.

### **Dining Room**

8'1"x9'6" (x) (2.46x2.90 (x))

Central heating radiator and double glazed patio doors leading through to conservatory.

### **Conservatory**

19'8"x15'11" (x) (5.99x4.85 (x))

An impressive room enjoying pleasant views over the private garden, with UPVC double glazed windows, and two sets of french doors leading to the garden, tiled flooring, three central heating radiator.

### **Kitchen**

9'5"x12'6" (x) (2.87x3.81 (x))

Well fitted with a range of Cream Shaker style wall base and drawer units, timber butcher block working surfaces, one and a half inset sink unit with mixer tap and drainer, integral stainless steel range with chimney style extractor hood above, space for appliances, tiled flooring, UPVC double glazed window to rear aspect and double glazed door leading to rear garden.

### **Inner hallway**

Two storage cupboards, one housing gas combination boiler, loft hatch.

### **Master bedroom**

12'11"x9'2" (x) (3.94x2.79 (x))

Fitted wardrobes and cupboards above bed, central heating radiator, bay UPVC double glazed window.

### **En-suite Shower Room**

A three piece white suite comprising, walk in shower cubicle with mains shower, wash hand basin and wc housed in white high gloss vanity units with chrome fittings, tiled flooring and splash backs, frosted uPVC double glazed window.

### **Bedroom Two**

12'7"x9'1" (x) (3.84x2.77 (x))

Fitted wardrobes, uPVC double glazed window and central heating radiator.

### **Bedroom Three/Study**

10'1"x9'0" (x29'6") (3.07x2.74 (x9))

UPVC double glazed window to front aspect and central heating radiator.

### **Family Bathroom**

A well fitted three piece white suite comprising, panelled bath with mains shower over, wash hand basin, low level wc, tiled splash backs, tiled flooring, heated towel rail, inset spot lights, frosted uPVC double glazed window.

### **Outside**

The bungalow stands on a larger than average corner plot with gardens to both front and rear and a driveway leading to the detached double garage. The front garden is mostly laid to lawn with mature trees and hedging. The rear garden is a good size and has a good degree of privacy not being over looked and is surrounded by mature trees and hedging, it has a large lawn area, a raised timber decking area with electric points, and paved patio area.

### **Detached double garage**

The garage has two up and over doors, one being electric, controlled by remote, electric point and lighting, rear door leading into the garden.

### **Agents Notes**

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas central heating

Tenure: Freehold

EPC Rating: C

Durham Council Tax Band: D

Annual Price: £2,431

Broadband: Unknown

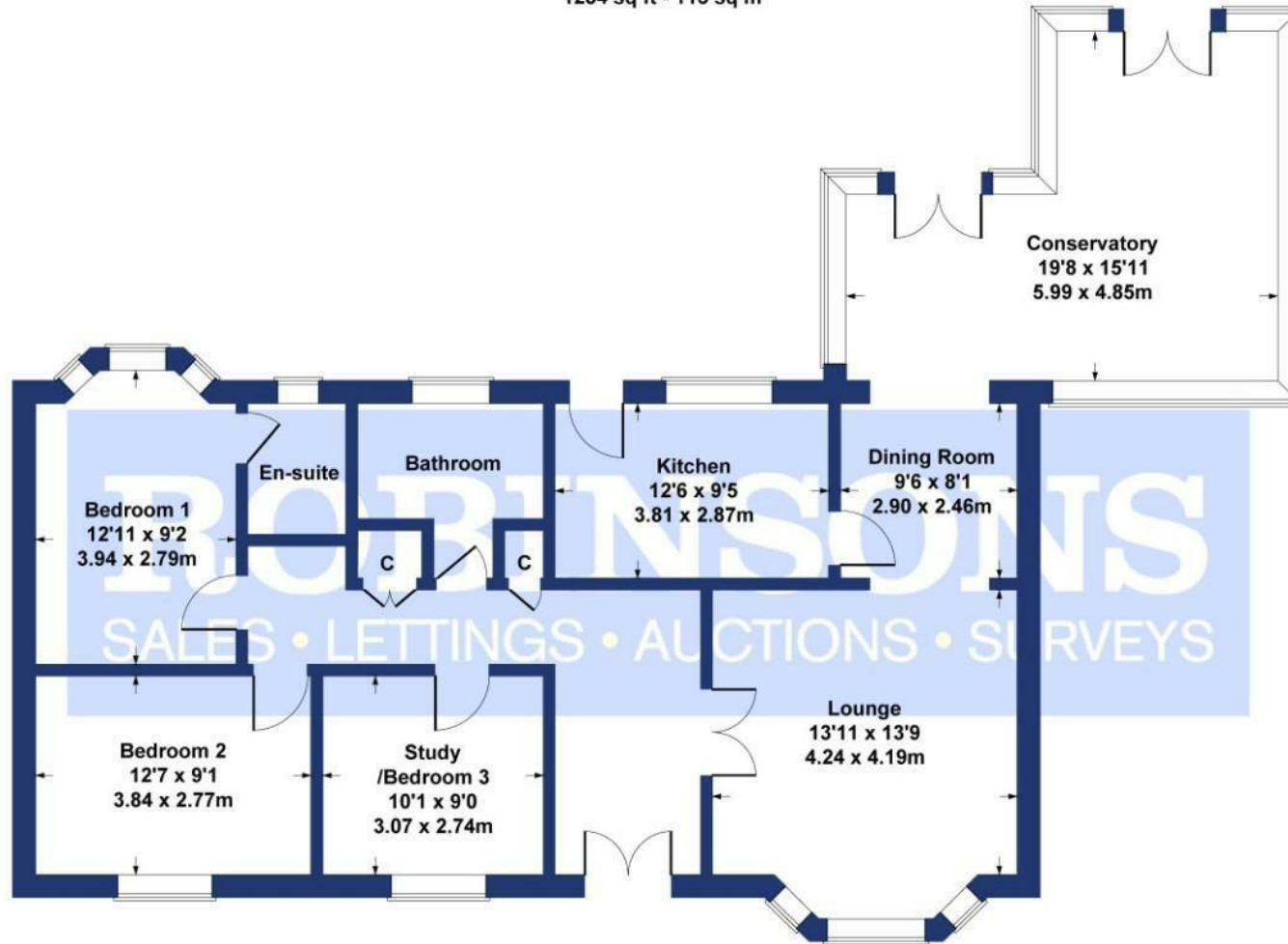
Mobile Signal: Unknown

### **Disclaimer**

The preceding details have been sourced from the seller and OntheMarket.com. 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. Robinsons cannot accept liability for any information provided.

# Byron Court, Crook

Approximate Gross Internal Area  
1234 sq ft - 115 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) <b>A</b>			85
(81-81) <b>B</b>			
(69-80) <b>C</b>		69	
(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	

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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