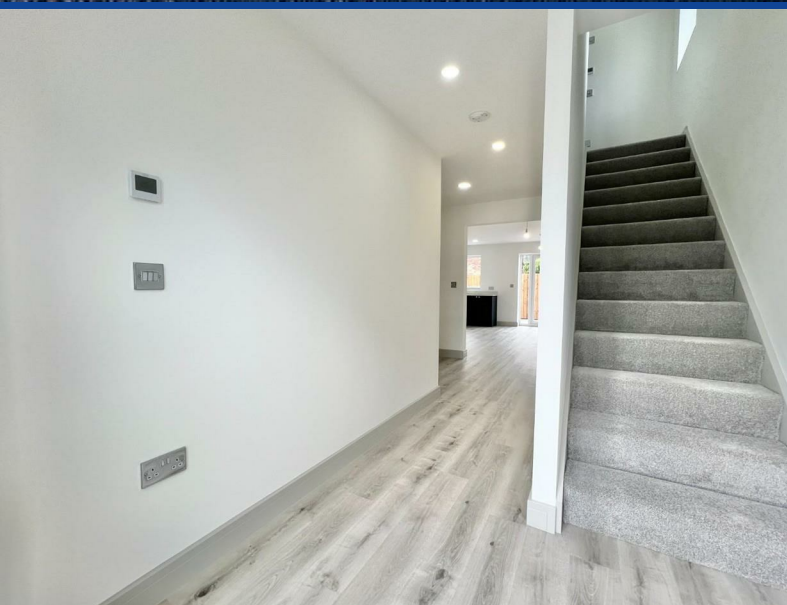




Croft Street, Crook, DL15 8QF
3 Bed - Bungalow - Dormer Detached
£249,995

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*** A RATED ENERGY PERFORMANCE RATING ***

An exciting opportunity to purchase one of five three-bedroom detached dormer bungalows currently under construction situated in a private, fully enclosed nook within strolling distance of Crook town centre. Finely crafted wooden fencing makes each bungalow feel exclusive whilst also providing an elegant finish.

These modern homes have been constructed by a local and well established property development firm and finished to an exceptionally high standard with anthracite external design features and innovative energy efficient components that have achieved a A rated energy performance rating.

The properties are heated by air source heat pumps with underfloor heating throughout and a high level of insulation to the walls, floors and ceilings. They also feature solar panels to the roof and include a 5KW backup battery.

Weardale Properties are offering buyers the chance to work alongside them in designing their dream home and adding their very own personal touch. Choose from a range of kitchen cupboards, worktops, bathroom tiles and flooring, as well as optional extras and upgrades to make your new home your own.

Each residence comprises; entrance hallway with staircase to the first floor. Open plan kitchen/dining/family room with a range of fitted wall, base and drawer units with space for dining and seating furniture. French doors leading to the rear garden. Separate utility room. Ground floor bedroom which would be suitable for an extra reception room. Bathroom with four-piece suite, including bath and separate shower. To the first floor there are two double bedrooms and a shower room. Outside there is a double driveway to the front and an enclosed garden to the rear.

Location

Croft Street is within a short walk away from Crook town centre which has a wide range of shopping amenities, including an 'Aldi' and 'Lidl' along with a range of local businesses and health care. Schooling is within walking distance and bus links giving access to neighbouring towns and cities, including Bishop Auckland and Durham City Centre.

Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

EPC RAting: A

Tenure: Freehold

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.



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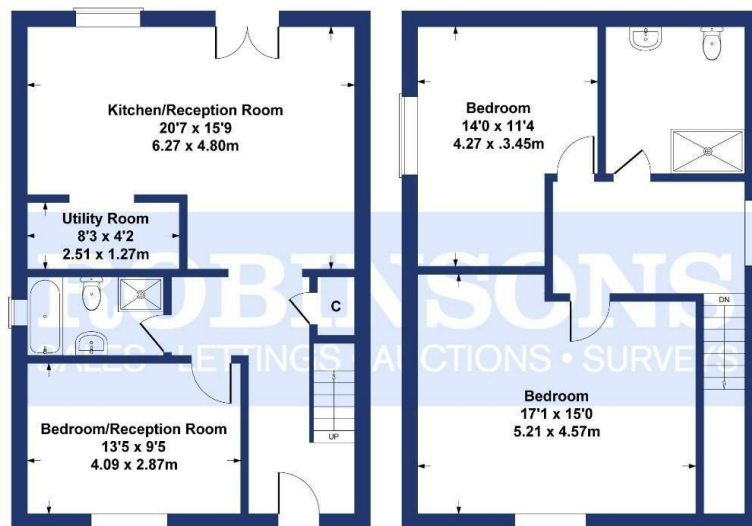
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Croft Street Crook

Approximate Gross Internal Area
1256 sq ft - 117 sq m



GROUND FLOOR

FIRST FLOOR

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. 2023

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs	100	100
A		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
A		
B		
C		
D		
E		
F		
G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

DURHAM

1-3 Old Elvet
DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

DURHAM REGIONAL HEAD OFFICE

19A old Elvet
DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

CHESTER-LE-STREET

45 Front Street
DH3 3BH

T: 0191 387 3000

E: info@robinsonscs.co.uk

BISHOP AUCKLAND

120 Newgate Street
DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

CROOK

Royal Corner
DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

SPENNYMOOR

11 Cheapside
DH16 6QE

T: 01388 420444

E: info@robinsonsspenny Moor.co.uk

SEDFIELD

3 High Street
TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

WYNYARD

The Wynd
TS22 5QQ

T: 0174 064 5444

E: info@wynyardfineandcountry.co.uk

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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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Royal Corner, Crook, County Durham, DL15 9UA | Tel: 01388763477 | info@robinsonscrook.co.uk

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