



Trevelyan Place, DL15 9UY  
4 Bed - House - Detached  
£320,000

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# Trevelyan Place , DL15 9UY

Robinsons are thrilled to offer to the sales market this beautifully presented and extended four bedroom detached house. The property should make a fantastic family home having spacious living accommodation, including a sun room extension and four good sized bedrooms, along with a large main bedroom with fitted wardrobes and en-suite shower room.

The house is well positioned on a good size plot in a pleasant cul-de-sac with ample off road parking, garage and large enclosed rear garden.

The property is warmed by gas central heating and has UPVC double glazed windows.

The internal accommodation comprises; entrance porch, spacious lounge with window to the front aspect and French doors leading to the sun room which enjoys views over the rear garden. Dining room with ample space for dining furniture with staircase to the first floor and cloakroom/WC. Beautifully re-fitted kitchen with a range of modern wall, base and drawer units with space for appliances. Useful utility room with space for washing machine and tumble dryer.

To the first floor there are four good size bedrooms, the main bedroom having windows to front and rear aspect and has a range of fitted wardrobes and an en-suite shower room. To conclude the accommodation there is a family bathroom with four piece suite, including bath and separate shower cubicle.

Outside the house has a large block paved driveway which leads to a single garage. The rear garden is a generous size and enjoys a good degree of sun light, its mainly laid to lawn with patio areas.

Trevelyan Place is a charming cul-de-sac in Crook and is within close proximity to Crook town centre which has a wide range of shopping amenities and health care facilities, primary schooling and bus links.

Contact Robinsons for further information and to arrange an internal viewing.























### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas central heating

EPC Rating: C

Tenure: Freehold

Durham Council Tax Band: E

Annual Price: £3118

Broadband: Basic

10 Mbps

Superfast

47 Mbps#

Ultrafast

1800 Mbps

Mobile Signal: Average/Good

### 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.





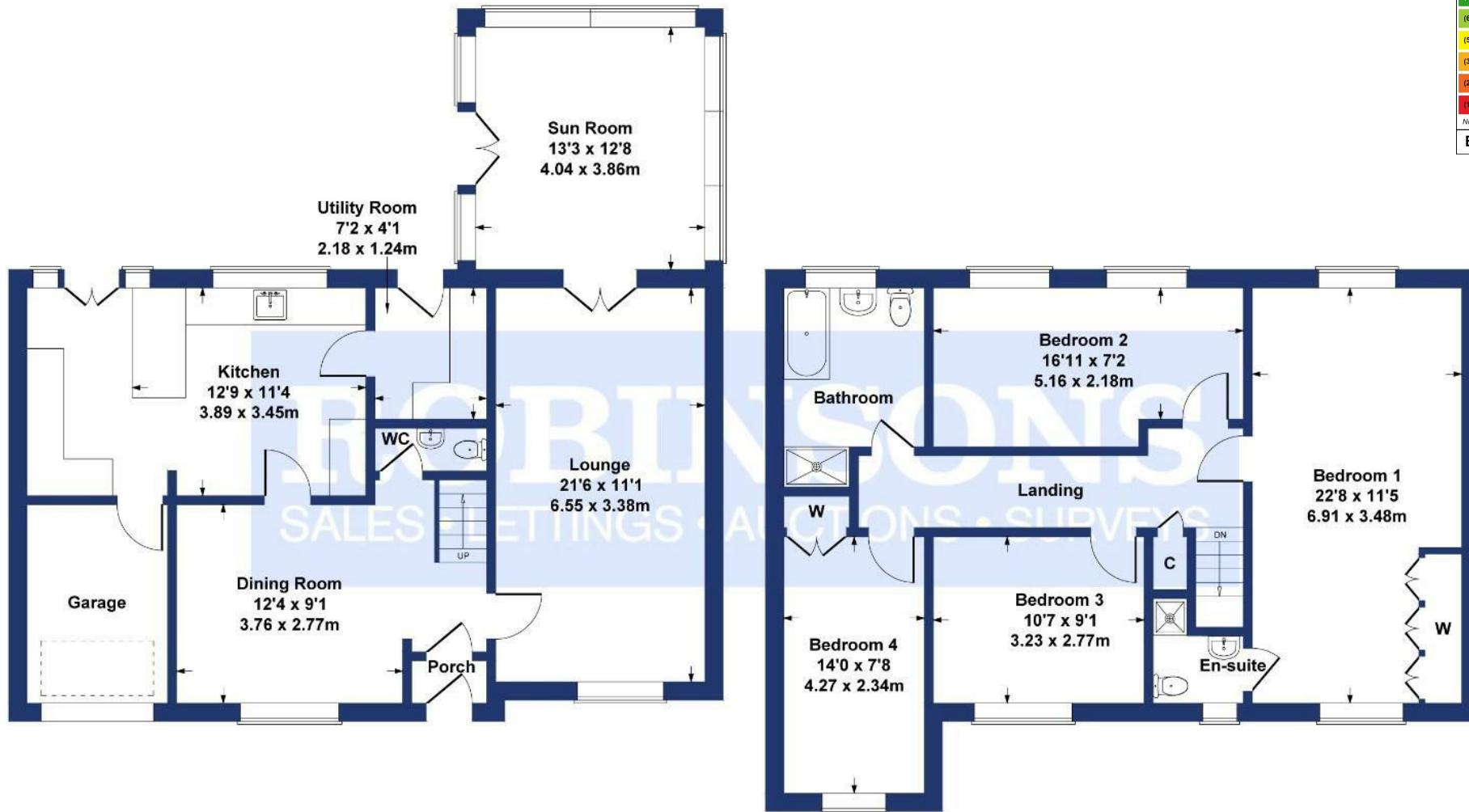




# Trevelyan Place Crook

Approximate Gross Internal Area  
1879 sq ft - 175 sq m

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) <b>A</b>		82
(81-81) <b>B</b>		
(69-80) <b>C</b>	71	
(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		
England & Wales		EU Directive 2002/91/EC



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. 2025

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

















Royal Corner, Crook, County Durham, DL15 9UA  
Tel: 01388763477  
[info@robinsonscrook.co.uk](mailto:info@robinsonscrook.co.uk)  
[www.robinsonsestateagents.co.uk](http://www.robinsonsestateagents.co.uk)

