



## Orwell Court

Crook DL15 9FR

Offers Over £205,000





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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# Orwell Court

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- Four Bedroom Detached
- EPC GRADE C
- Attached Garage

- Cul De Sac Location
- Bedroom With En Suite
- Gardens front & Rear

- Two Reception Rooms
- Ground Floor WC
- Ideal Family Home

An extremely well presented FOUR bedroom DETACHED residence pleasantly situated in this lovely CUL DE SAC LOCATION. With Good sized GARDEN to rear, as well as DRIVEWAY providing car parking for THREE vehicles leading to a single attached GARAGE. With UPVC double glazing and Gas central heating via a smart boiler.

The accommodation briefly comprises: entrance hallway, cloakroom/wc, lounge with FEATURE FIREPLACE, double doors through to a separate dining room, extensively fitted kitchen, whilst to the first floor there are four bedrooms, the MASTER WITH EN SUITE FACILITIES, as well as a family bathroom/wc

Viewing comes highly recommended to fully appreciate the accommodation on offer.

## GROUND FLOOR

### Entrance Hallway

UPVC double glazed front entrance door, staircase to first floor, oak flooring, central heating radiator, telephone point

### Ground Floor WC

WC, wash hand basin, tiled splash backs, oak flooring and central heating radiator.

### Lounge

17'08 x 10'11 (5.38m x 3.33m)

Oak flooring, central heating radiator, tv point, coving to ceiling, feature fire surround housing electric fire, telephone point, double timber and glazed doors to dining room.

### Dining Room

14'00 x 7'00 (4.27m x 2.13m)

Oak flooring, coving to ceiling, central heating radiator, UPVC double glazed patio doors

### Kitchen

14'06 x 7'10 (4.42m x 2.39m)

Fitted with a modern range of wall and base units with solid oak worktops over,

integrated electric oven and gas hob with extractor hood over, stainless steel sink unit with mixer tap, plumbing for dishwasher, wall mounted gas boiler, fitted breakfast bar, solid wood flooring and uPVC double glazed window to rear and entrance door.

## FIRST FLOOR

### Landing

Central heating radiator, spindle balustrade, UPVC double glazed window, storage cupboard and loft hatch the seller has advised the loft is fully boarded.

### Bedroom One

13'07 x 8'06 (4.14m x 2.59m)

UPVC double glazed window, central heating radiator and tv point.

### En Suite Shower Room

With a white suite including shower cubicle with mains shower, tiled, wash hand basin, wc, opaque UPVC double glazed window, central heating radiator, laminated panelled ceiling

### Bedroom Two

11'05 x 8'07 (3.48m x 2.62m)

UPVC double glazed window, central heating radiator and tv point.

### Bedroom Three

8'11 x 7'02 (2.72m x 2.18m)

UPVC double glazed window, central heating radiator

### Bedroom Four

10'07 x 8'11 (3.23m x 2.72m)

UPVC double glazed window, central heating radiator

### Bathroom

Comprises a white suite including panelled bath, wc, pedestal wash hand basin, opaque UPVC double glazed window, central heating radiator, tiled splash backs

### Externally

Immediately to the front of the property there is a gravelled driveway providing off

street car parking for three vehicles which leads to an attached garage with up and over door. , whilst to the rear there is a further garden mainly laid to lawn with patio area.

## Energy Performance Certificate

To view the full Energy Performance Certificate please use the following link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/9737-1822-7200-0921-3202?>

EPC Grade C

## Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast broadband available. Highest download speed - 1000mbps.

Highest upload speed - 220mbps.

Mobile Signal/coverage: Coverage likely with O2 and Vodafone.

Council Tax: Durham County Council, Band: C. Annual price: £2161 (Maximum 2024).

Energy Performance Certificate Grade C.

Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.

Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

Disclaimer

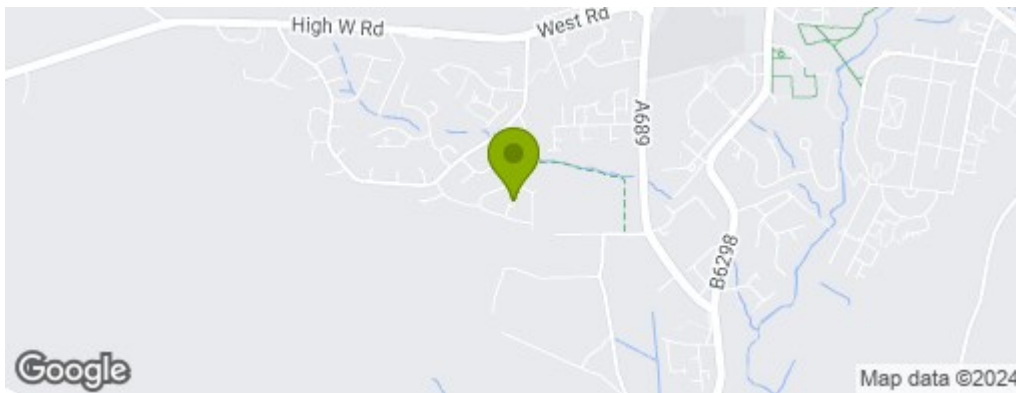
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GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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## Property Information

Council Tax Band C - Durham County Council  
Tenure - Freehold

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