



VENTURE  
PLATINUM

Heights Of Alma | Stanley, Crook  
Chain Free £240,000



We are delighted to offer to the market this exquisite THREE BEDROOM DETACHED property. It is rare to find such an exceptional property in a location with vast and far reaching countryside views over the Durham Dales.

This property has been thoughtfully designed and well maintained by the current owners. Completed in 2009, having HIGH QUALITY FIXTURES AND FITTINGS throughout including handcrafted SOLID OAK and ELM wood finish in most rooms such as the kitchen, wall panelling, skirting boards, fitted wardrobes and drawers plus more. There are Oak veneered window sills and TV aerials in all rooms, which are spacious and ready to be enjoyed by all the family.

This property in brief comprises of an entrance hall, ground floor WC, dining kitchen, lounge diner and sun room/snug whilst to the first floor there are three good size bedrooms, with the master having en-suite, plus a family bathroom. Externally the property has a gravelled area which the current owners use for off road parking for four plus vehicles, there is also an enclosed patio yard and GARDEN to the side with a SUMMERHOUSE.

## Ground Floor

### Entrance Hall

A welcoming entrance hall having hand crafted wooden panelling to half height, travertine stone tiled floor, solid oak staircase leading to the first floor, UPVC window, central heating radiator and access to a useful under stair storage cupboard.

### WC

Fitted with wash hand basin, WC and central heating radiator. Extraction fan and travertine stone tiled floor continues from the hallway.

### Dining Kitchen 3.733 x 4.235 (12'2" x 13'10")

A bespoke fitted kitchen with solid oak base and wall units, granite work surfaces, dropped Belfast sink unit and UPVC window above. Hand crafted inglenook allowing space for a Range style cooker with tiled inset and ornamental shelving. There is an integrated fridge, freezer and washing machine with additional space and plumbing for a dishwasher if required.

The gas combination boiler can also be found here, which we understand was installed in early 2022 and has been installed with a ten year guarantee.

There is a central heating radiator, ceiling spot lights, an archway opening into the lounge with ample space for a family dining table.

### Lounge/Diner 3.998 x 6.390 (13'1" x 20'11")

Located to the front elevation of the property having a UPVC window with exceptional views over the neighbouring Villages and Town of Crook and countryside beyond. Central heating radiator and ample space for both living and dining furniture as required.

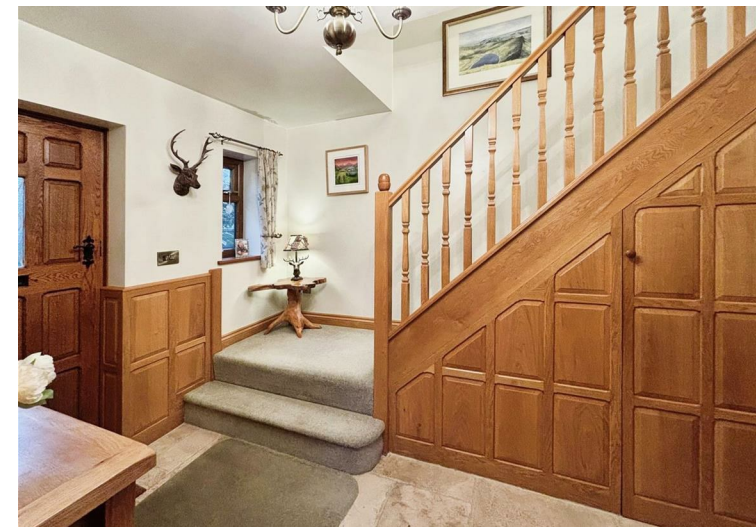
### Sun Room/Snug 2.710 x 2.540 (8'10" x 8'3")

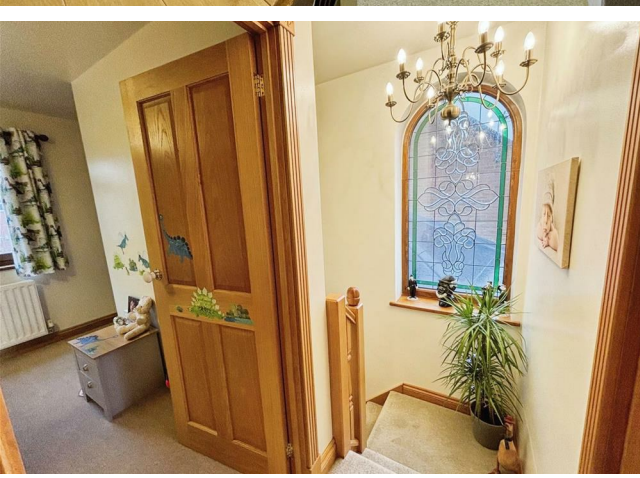
A quirky and cute room with UPVC window to front and rear and UPVC patio doors leading into the rear garden. Central heating radiator and opening into the lounge/diner.

## First Floor

### Landing

Stairs rise from the entrance hall via a solid oak staircase and bannister, a stained glass feature window at the top of the stairs, access to the first floor accommodation and the loft.





**Bedroom One 4.073 x 3.987 (13'4" x 13'0")**

A fantastic spacious room located to the front elevation of the property having a UPVC window with extensive views over Billy Row, Crook and countryside beyond, which is a truly unique feature. Fitted with hand carved solid Elm double fitted wardrobes, dressing table and drawer units with an wall mounted vanity mirror which can incorporate a hidden TV if required. Central heating radiator and a door leads into the en-suite.





#### En Suite

Fitted with a three piece suite comprising of a corner shower cubicle, WC and wash hand basin, chrome heated towel rail, cladded wipe clean easy maintenance ceiling and obscured UPVC window.

#### Bedroom Two 2.351 x 4.092 (7'8" x 13'5")

Located to the rear elevation of the property having a UPVC window, hand carved double fitted wardrobe and drawer unit and a central heating radiator.

#### Bedroom Three/Home Office 3.023 x 3.223 (9'11" x 10'6")

Located to the front elevation of the property having a UPVC window, central heating radiator and built in solid oak wardrobe, dressing table/desk with hand carved features. There is also a TV aerial in this room.



### Bathroom

A beautiful room fitted with a four piece suite comprising free standing roll top bath with central mixer taps and separate handheld shower head attachment, corner shower cubicle with electric shower, wash hand basin and WC. Wood panelling to half height, ceiling spot lights, extraction fan, obscured UPVC window and central heating radiator with towel warmer.

### Exterior

To the front of the property is a gravelled area which the current owners use for off road parking for numerous vehicles. Beyond is gated access into an enclosed patio area with access to the front door and gated access to the side into the enclosed garden area. The enclosed garden is mainly laid to lawn having flower and shrub borders with a pathway around to the front of the property. There is a summerhouse having power and lighting, which is an ideal little getaway to enjoy the garden and views.

### Agents Note

Please note there will be a pedestrian right of access over the gravelled area to the front for the neighbouring property, this will all be in place when conveyancing has started, we would recommend you speak to your legal representative.

### Energy Performance Certificate

To view the full energy performance certificate for this property please use the link below:  
<https://find-energy-certificate.service.gov.uk/energy-certificate/9326-3033-7209-2054-7204>

EPC Grade C

### Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains (Metered)

Broadband: Ultrafast Available Highest available download speed 1000 Mbps Highest available upload speed 220 Mbps

Mobile Signal/coverage: Likely to be good

Council Tax: Durham County Council, Band: C Annual price: £2,062.71 (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

The preceding details have been sourced from the seller, OntheMarket.com and other third parties. 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. Venture Properties (Crook) Limited cannot accept liability for any information provided.

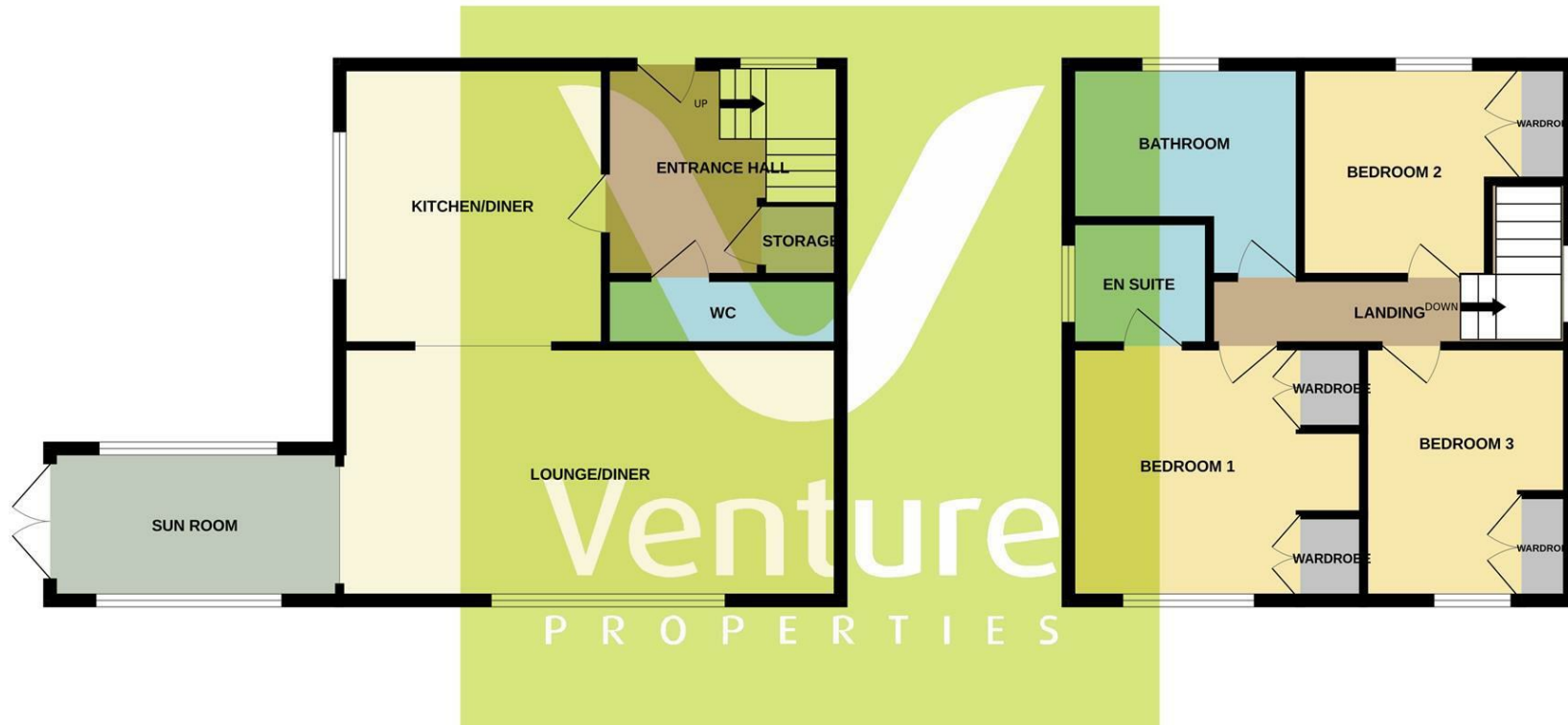




# 3 Heights Of Alma | Stanley, Crook

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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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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