



VENTURE  
PLATINUM

Jobson Meadows | Stanley, Crook  
Offers Over £300,000



## MUST SEE

We are delighted to offer to the market this lovely THREE/FOUR BEDROOM DETACHED PROPERTY situated in the small VILLAGE of Stanley Crook, RURAL yet conveniently situated for the commuter with easy access by road to Durham, Darlington and Newcastle.

The property itself in brief comprises of entrance hall, lounge, ground floor bedroom or an alternative reception room, dining kitchen plus UTILITY and GARDEN ROOM and a ground EN SUITE. Whilst to the first floor three further bedrooms, master EN SUITE and family bathroom. Externally there is OFF ROAD PARKING for numerous vehicles, single garage and enclosed large garden to the rear.

## Ground Floor

### Entrance

Accessed via a UPVC entrance door, engineered oak flooring, central heating radiator and stairs rise to the first floor

### Lounge 6.082 x 3.399 (19'11" x 11'1")

A beautiful warm and welcoming room with a focal point to the room being a brick inglenook with granite heart and stone surround housing a gas log burning style fire. Box bay UPVC window and central heating radiator.

### Bedroom Two 3.413 x 3.726 (11'2" x 12'2")

Located to the front elevation of the property having box bay UPVC window with additional storage and seating, fitted two door wardrobe and central heating radiator.

### En Suite/WC

Fitted with a three piece suite comprising walk in double shower with bower shower and separate handheld shower head attachment, WC and wash hand basin set on a vanity storage cabinet with all mounted touch lighting mirror with electric shaving point. Chrome heated towel rail, partially tiled, obscured UPVC window and access to a useful under stair linen storage cupboard.

### Dining Kitchen 6.411 x 4.161 (21'0" x 13'7")

Fitted with an extensive range of cream wall and base units with granite work surfaces over, decorative display cabinets and tall units with space for an American style fridge freezer. Rangemaster cooker with contrasting granite splash back and cream extraction integrated dishwasher and Belfast ceramic sink with mixer tap. UPVC window and ample space for a family dining table plus a breakfast bar seating area. Central heating radiator and door leading into the sun room.

### Utility 3.048 x 1.738 (9'11" x 5'8")

Fitted with further base and wall units with wooden work surfaces over, space and plumbing for a washing machine, UPVC window and UPVC door to the rear, central heating radiator and the gas boiler can be found here.

### Cloakroom/WC

Fitted with a two piece suite comprising WC and wash hand basin set on vanity storage cabinet with wall mounted granite mirror over, obscured UPVC window and central heating radiator.

### Sun Room 3.660 x 3.732 (12'0" x 12'2")

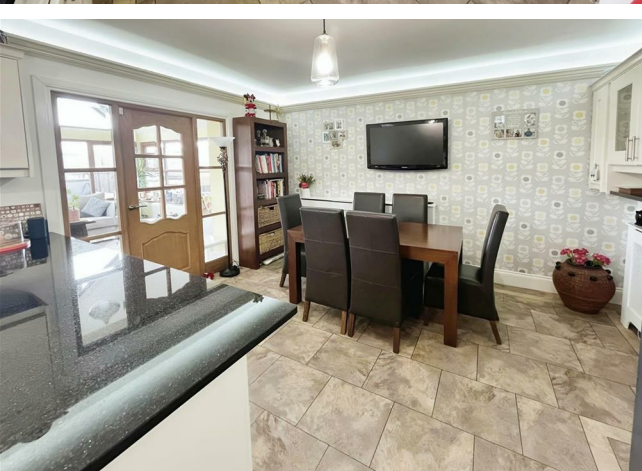
Having UPVC windows to three sides, pitched ceiling, central heating radiator and double opening UPVC patio doors leading to the rear garden.

## First Floor

### Landing

Stairs rise from the entrance hall and provide access to the first floor accommodation and the loft. UPVC window and central heating radiator. We understand the loft has a pull down ladder and is fully boarded with power.





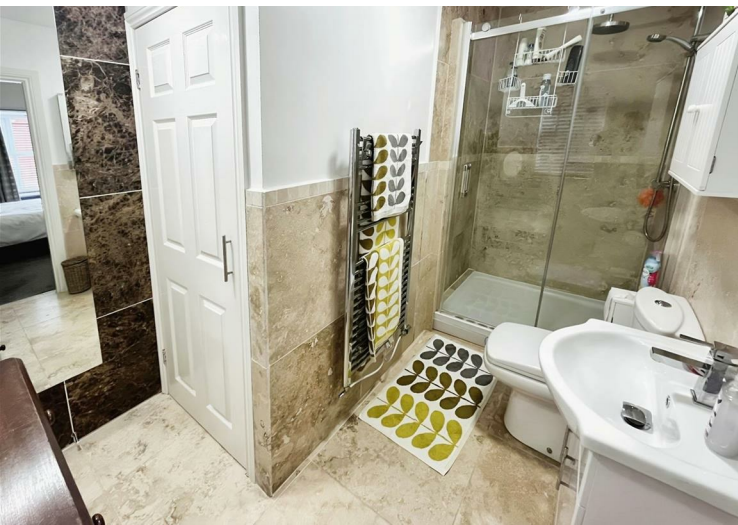
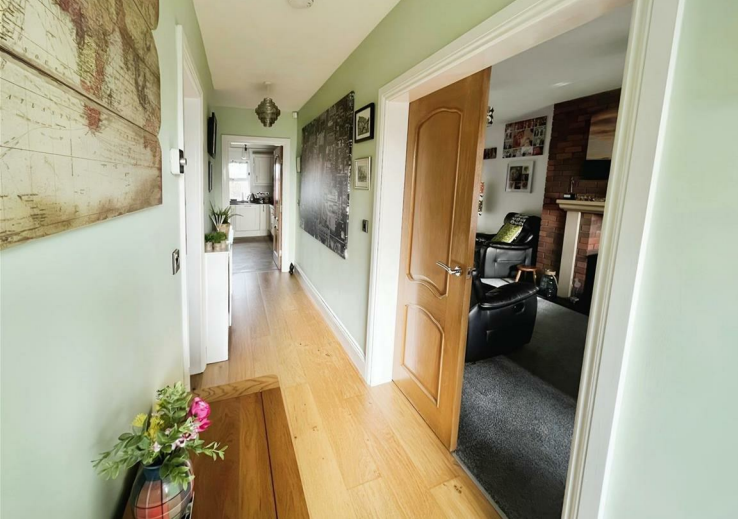
**Bedroom One 3.392 x 7.300 inc en suite (11'1" x 23'11" inc en suite)**

Having a lovely dual aspect with two UPVC windows, central heating radiator, fitted three door wardrobe and two areas of eave storage

**En Suite/WC**

A recently refitted en suite comprising a three piece suite with floating WC, walk in shower cubicle with power shower and separate handheld shower head attachment, floating wash hand basin with grey vanity storage below and wall mounted light up touch mirror, chrome heated towel rail finished in grey and white marble effect tile. Velux roof light.





**Bedroom Three 4.722 x 2.974 (15'5" x 9'9" )**

A spacious room located to the rear elevation of the property having UPVC window and central heating radiator with useful eave storage.

**Bedroom Four 2.962 x 2.794 (9'8" x 9'1")**

Located to the front elevation of the property having UPVC window and central heating radiator.

**Bathroom/WC**

Comprising a three piece suite, bath with central mixer taps, WC and wash hand basin set on vanity storage cabinet with granite mirror above to match that of the floor tiles. Partially tiled walls and chrome heated towel rail.



### Externally

To the front of the property is an extensive block paved drive way allowing parking for numerous vehicles and also providing access to the garage. There is also an area of lawn with gated access to the rear.

The rear garden is mainly laid to lawn with a flagged patio seating area, raised decking bounded by fencing. Hard standing for a shed which will be included as part of the sale. Power and water supply.

### Garage 3.076 x 6.124 (10'1" x 20'1")

Having electric door with power and lighting.

### 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/2418-5994-7359-4305-9920>

EPC Grade C

### Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast broadband is available (Highest available download speed 1000 Mbps, Highest available upload speed 220 Mbps)

Mobile Signal/coverage: Limited, we recommend you speak with your provider to confirm service

Council Tax: Durham County Council, Band: E. Annual price: £2,836.21 (Maximum 2024)

Energy Performance Certificate Grade C

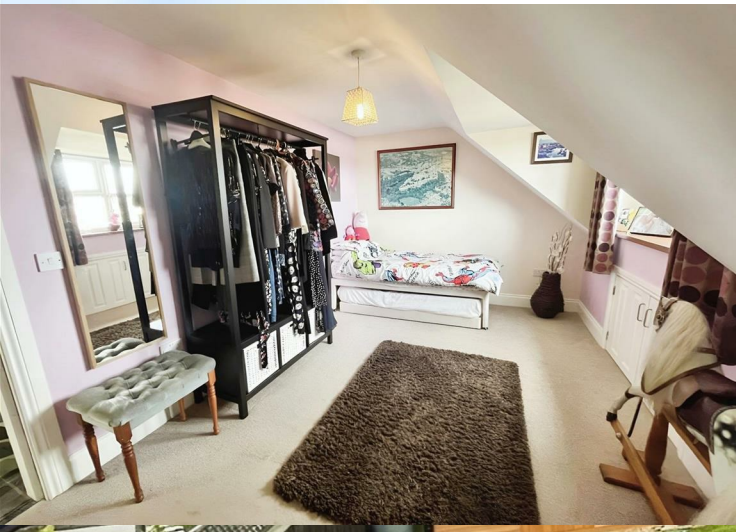
Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.

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

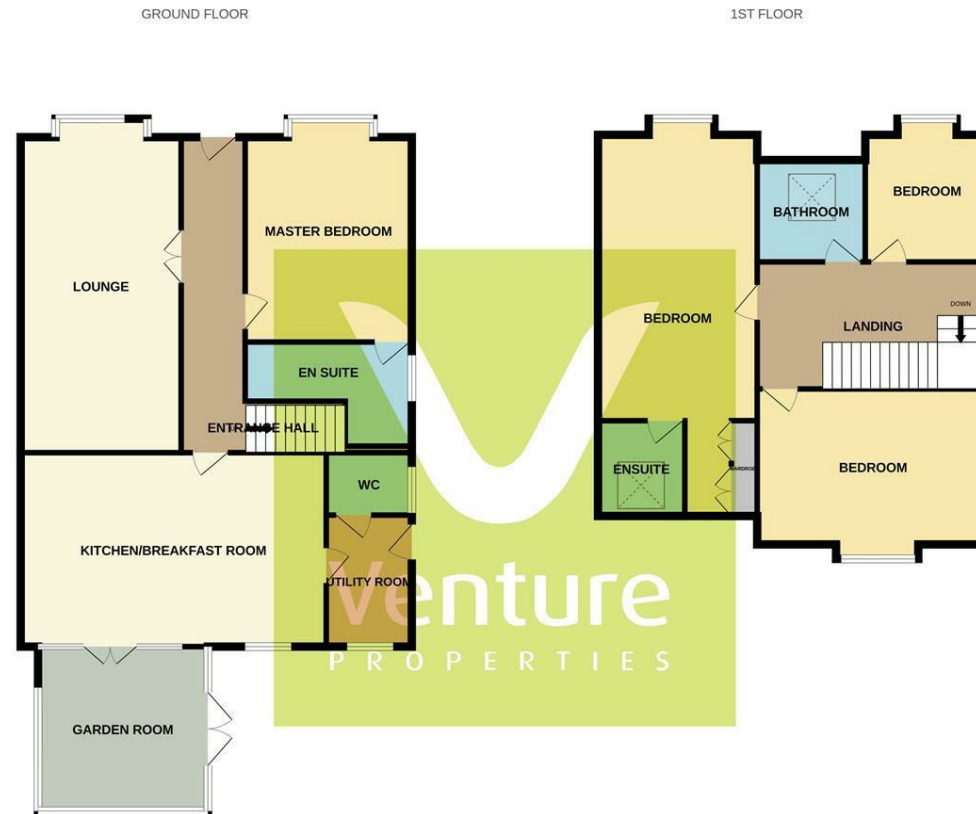
### Disclaimer

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# 10 Jobson Meadows | Stanley, Crook



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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