



VENTURE
PLATINUM

| Fir Tree
Offers Over £750,000



Alexandra House offers a rare visitor to the market, a substantial five bedroom detached family home being individually designed and constructed and when viewing the property, you instantly appreciate the high calibre of accommodation, the use of first class fixtures and fitting. The result is an impressive living environment which oozes luxury throughout, providing a comfortable and practical living environment ideal for modern day family occupation. Internal accommodation extends to around 424 square metres. As you enter the home a large welcoming reception hallway awaits you, there is a spacious family lounge leading into a dining room, a second reception room gives another option for a living area, rear study, family sized kitchen/breakfast room, rear hallway with access to the utility room and ground floor shower room. To the first floor are four bedrooms, the main room having en suite and dressing room as well as a separate family bathroom. A second floor houses a further living space suitable for a variety of uses, large bathroom and bedroom Five.

Externally the property sits in a extensive garden surrounded by a mature hedge, the garden is mainly laid to lawn and has various trees and fruit trees. To the western corner there is a private decked area housing a large seating area, summerhouse, hot tub and sauna. Additionally is a large double garage.

GROUND FLOOR

Entrance Hallway

With tiled flooring having underfloor heating, two upvc double glazed windows to front and feature bespoke solid ash staircase to first floor.

Lounge/Reception Room 5.304 x 3.840 (17'4" x 12'7")

With laminate flooring, underfloor heating, feature fireplace with electric fire and upvc bay window to front.

Study 3.474 x 2.682 (11'4" x 8'9")

With wall to wall fitted bookcases and L shaped desk.

Main Lounge 6.096 x 4.876 (19'11" x 15'11")

With laminate flooring and underfloor heating, feature fireplace housing electric fire, and uPVC double glazed window to front.

Dining Room 4.876 x 3.902 (15'11" x 12'9")

Having laminate flooring with underfloor heating, double doors to lounge and upvc double glazed window to rear.

Kitchen/Breakfast Room 8.107 x 4.907 (26'7" x 16'1")

Fitted with a good range of solid wood wall and base units having granite work surfaces over, range master cooking range with gas hob, integrated microwave oven, space for American fridge freezer, display cabinets, integrated sink and drainer, spotlights to ceiling, tiled flooring with underfloor heating. Double french doors lead to the side of the property.

Utility Room 3.901 x 2.438 (12'9" x 7'11")

Fitted with wall and base units having contrasting work surfaces over, stainless steel sink unit with mixer tap, plumbing for washing machine and space for tumble dryer, laminite flooring with under floor heating and uPVC double glazed window to rear.

Rear Hallway

Having laminate wood flooring with under floor heating and rear entrance door.

Boiler Room

Houses a Worcester Bosch oil fired boiler, also the electrical distributions system and thermostatic links for the solar and hot water heating, under floor heating and first and second floor heating controls.

Ground Floor Shower Room

Fitted with a corner shower cubicle having mains power shower over, heritage wc and wash hand basin set to vanity units.

FIRST FLOOR

Landing & Balcony

Feature landing area having French doors leading to a balcony having amazing views.

Bedroom One 5.364 x 4.754 (17'7" x 15'7")

With central heating radiator and uPVC double glazed window to front.

En Suite

Fitted with a luxurious suite. Having free standing clawed feet bath, double shower cubicle with mains shower over, wash hand basin, and chrome heated towel rail.

Dressing Room

Fully fitted Dressing room Having laminate flooring and central heating radiator.

Bedroom Two 4.876 x 3.535 (15'11" x 11'7")

Having two sets of double fitted wardrobes, central heating radiator and uPVC double glazed window to front.

Jack and Jill En Suite/WC

Having shower cubicle with mains power shower over, wash hand basin and wc set to vanity unit and central heating radiator.





Bedroom Three 4.876 x 3.901 (15'11" x 12'9")

Having two sets of double fitted wardrobes, central heating radiator and uPVC double glazed window to front.

Bathroom/WC

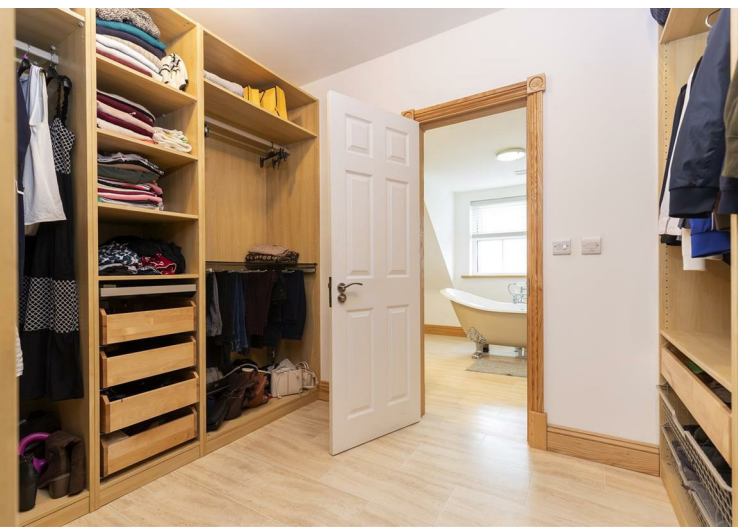
Fitted with an inset bath with hand held mixer over, wc, wash hand basin, laminate flooring and chrome heated towel rail.

Bedroom Four 5.364 x 3.657 (17'7" x 11'11")

With two sets of fitted double wardrobes, central heating radiator and uPVC double glazed window to rear.

Second Floor





Lounge/Living Area 8.260 x 5.730 (27'1" x 18'9")

Stairs lead up to a top floor which is suitable for a variety of uses, having laminate flooring, two velux window, three central heating radiators and windows to side.

Bedroom Five 6.400 x 3.383 (20'11" x 11'1")

Having central heating radiator and uPVC double glazed window to front.

En Suite Bathroom/WC

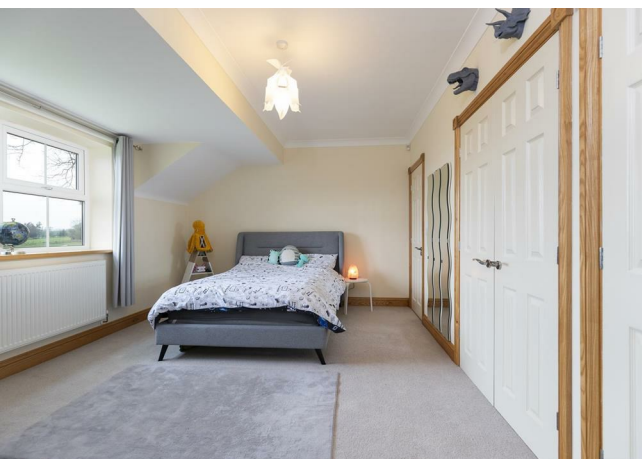
Fitted with a free standing clawed feet bath, wc, wash hand basin central heating radiator and velux window.

Double Garage 11.277 x 7.254 (36'11" x 23'9")

A Large detached double garage provides parking for 4 cars comfortably and car charging point, there is attic trusses which form another level above which is boarded. Entrance is via two roller shutter doors with remote control.

Externally

Externally the property sits in a extensive garden surrounded by a mature hedge, the garden is mainly laid to lawn and has various trees and fruit trees. To the western corner there is a private decked area housing a large seating area, summerhouse, hot tub and sauna.



Energy Performance Certificate

<https://find-energy-certificate.service.gov.uk/energy-certificate/0478-2873-6086-2300-0135>

Epc Grade C

Agents Other Information

Tenure: Freehold

Electricity: Mains

LPG & Oil Central Heating

Sewerage and water: Mains

Broadband: Ultrafast Full Fibre Broadband ,1800 Mbps download speed Highest available upload speed 120 Mbps

Mobile Signal/coverage: Likely to be good with EE & THREE

Council Tax: Durham County Council, Band: G Annual price: £.£4052 (Maximum 2024)

The trees on the property are subject to a tree preservation order

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.

Sellers Additional Information

Solar Panel Battery:

Tesla powerwall AC battery WITH 13.5KWH storage.

please see link for info

https://www.tesla.com/en_gb/powerwall

Husqvarna automower:

Husqvarna automower 450X is a high-performing robotic lawn mower using GPS and fully controlled via the husqvarna app

please see link for images and more info

<https://www.husqvarna.com/uk/robotic-lawn-mowers/automower-450x-nera/>

Sauna:

Hekla 210 Cube sauna constructed with Nordic thermo wood featuring fully glazed front and panoramic rear window! Heated with woodfired HARVIA stove.

please see link for images

<https://betterlivingoutdoors.com/product/sauna/cube-sauna-210/>

Hot tub:

Chicago lounge 5 person hot tub featuring Gecko Gecko inStream™ Audio System with Transducers, RMAX® Insulation Panels, waterfalls, Superior back lit LED jets

please see link for images

<https://homewoodleisure.co.uk/product/chicago-lounge/>

In addition the hot tub has been fitted with a Gekco air source heatpump which reduces running costs considerably by around 75%

please see link for more info

<https://betterlivingoutdoors.com/product/spa-care/gecko-5kw-heat-pump/>





| Fir Tree

Alexandra House Fir Tree Crook DL15 8DZ UK



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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.