



VENTURE  
PLATINUM

Priorswood | Fir Tree, Crook  
Chain Free £425,000



Welcome to this stunning four-bedroom detached house located in the peaceful area of Priorswood, Fir Tree, Crook. This generous family home boasts four reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With two bathrooms, parking for four vehicles, and a double garage, convenience is at the forefront of this property.

One of the highlights of this home is the picturesque views over the countryside to the rear, providing a tranquil and scenic backdrop to everyday life. The landscaped private garden offers a serene outdoor space where you can unwind and enjoy the beauty of nature right at your doorstep.

Situated in a quiet cul de sac, this property offers a perfect blend of privacy and community. The front drive not only provides ample parking space but also adds to the overall charm of this residence.

If you are looking for a spacious family home with a touch of elegance and tranquillity, this property in Priorswood is the perfect choice. Don't miss the opportunity to make this beautiful house your new home.

## GROUND FLOOR

### Entrance Hallway

Via composite front entrance door, vinyl plank flooring, central heating radiator and stairs rising to first floor.

### Snug/Reception Room 4.984 x 2.659 (16'4" x 8'8")

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

### Ground Floor WC

Fitted with a white wash hand basin and wc set to vanity unit, central heating radiator and vinyl plank flooring .

### Lounge 3.236 x 6.221 (10'7" x 20'4")

Having feature fireplace housing a multi burning stove, two central heating radiator and uPVC double glazed window to front.

### Dining Room 3.282 x 3.243 (10'9" x 10'7")

With double doors from the lounge and a single door leading to garden room, central heating radiator and uPVC double glazed window to rear.

### Kitchen/Breakfast Room 4.640 x 2.550 (15'2" x 8'4")

A quality fitted kitchen fitted with white wall and base units having black quartz work surfaces over, includes integrated sink unit, double eye level electric oven with separate gas hob and extractor chimney over and dishwasher. There is laminate wood flooring, central heating radiator and uPVC double glazed window to rear.

### Utility Room

Fitted with base units having granite worksurfaces, plumbing for washing machine, space for fridge freezer, wall mounted LPG boiler, laminate wood flooring , central heating radiator and composite door leading out to the side of property.

### Garden Room 3.745 x 2.566 (12'3" x 8'5")

Accessed via double French doors from the kitchen, having two central heating radiators, vinyl plank flooring and uPVC double glazed windows and patio doors to rear.





**FIRST FLOOR**

**Landing**

Having central heating radiator, and Loft hatch, the seller has advised the loft is boarded out and has a pull down ladder.

**Bedroom One 4.472 x 3.256 (14'8" x 10'8")**

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





#### En Suite Shower Room/WC

A lovely bathroom fitted with combined steam/shower cabin and jacuzzi bath, a range of fitted storage units with vanity incorporating wash hand basin and wc, natural travertine tiles to floor and walls in addition to a stand alone shower cubicle and chrome heated towel rail.

#### Bedroom Two 3.544 x 2.941 (11'7" x 9'7")

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

#### Bedroom Three 3.643 x 2.558 (11'11" x 8'4")

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

#### Bedroom Four 2.715 x 2.440 (8'10" x 8'0")

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



### Bathroom/wc

Fitted with a white suite having panelled bath, wc, wash hand basin set to vanity unit, double shower cubicle having mains shower over.

### Externally

Externally to the front is a lengthy driveway providing parking leading to a double garage having electric roller door. To the rear is a stunning enclosed landscaped well stocked garden having views over the countryside.

### Energy Performance certificate

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/1334-5525-6300-0260-8276>

EPC Grade C

### Agents Other Information

Tenure: Freehold

Electricity: Mains

LPG Central Heating

Sewerage and water: Mains

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

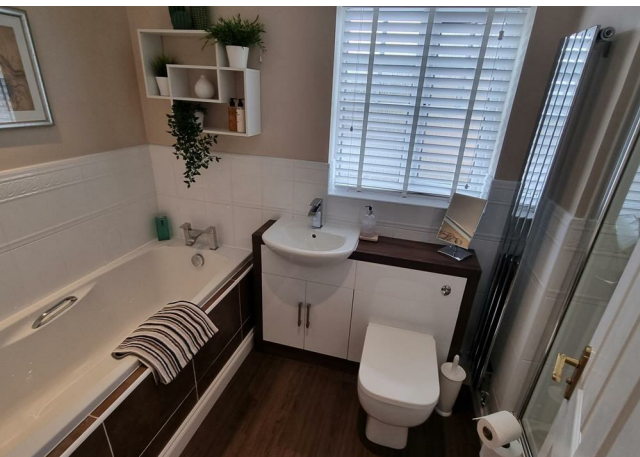
Mobile Signal/coverage: Limited please speak with your service provider for more information.

Council Tax: Durham County Council, Band: E Annual price: £2971 (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.

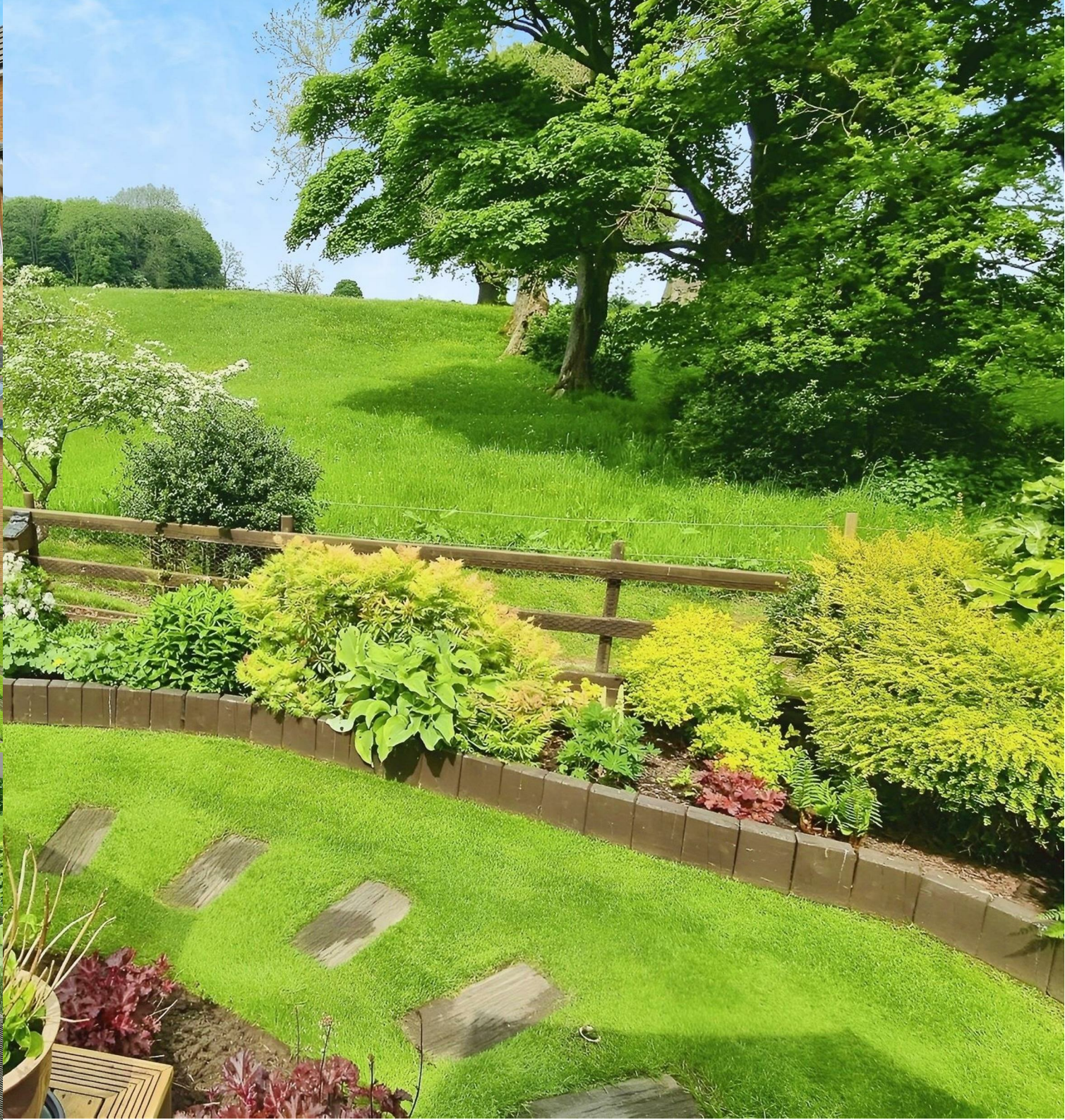
Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea



### Disclaimer

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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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