



VENTURE  
PLATINUM

Snowball Close | Crook  
£310,000



An exceptional extended four bedroom detached property located in a residential cul de sac in Crook, this property is only a short walk to the town centre where there is a range of amenities, schooling and recreational facilities. The property has been well maintained by the current vendors and is situated on a fantastic plot, this is a rare opportunity to purchase a property like this.

In brief comprising of entrance hall, dining room, lounge, ground floor WC and a spacious open plan living kitchen diner plus a separate utility. Whilst to the first floor there are four good size bedrooms, two of which have en-suites and a family bathroom. Externally the property benefits from off road parking, garage and enclosed garden.

## Ground Floor

### Entrance Hall

Via front entrance door, solid wood flooring, central heating radiator and stairs to first floor.

### Dining Room 3.348 x 3.328 (10'11" x 10'11")

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

### Lounge 3.960 x 3.357 (12'11" x 11'0")

Having feature fireplace with gas fire, central heating radiator and patio doors to family room.

### WC

Having wc, wash hand basin and central heating radiator.

### Kitchen Living Diner 6.449 x 2.645 (21'1" x 8'8")

Fitted with a quality range of white high gloss wall and base units having black granite work surfaces over, integrated double eye level oven and separate 5 ring gas hob with digital extraction hood over, integrated fridge and freezer, dishwasher, built in sink unit, breakfast bar and karndean flooring.

### Living Area 4.485 x 4.209 (14'8" x 13'9")

With double glazed French doors to rear garden, karndean flooring, feature inglenook with multi burning stove.

### Utility

Utility room Having work surface, plumbing for washing machine and space for tumble dryer, wall mounted gas boiler and rear entrance door.

## First Floor

### Landing

With spindle banister and central heating radiator.

### Bedroom One 4.237 x 3.186 (13'10" x 10'5")

Having a range of fitted wardrobes, central heating radiator and uPVC double glazed window to rear.

### En Suite/WC

Having corner double shower cubicle with mains shower over, wash hand basin set to vanity unit and wc, chrome heated towel and tiled flooring and walls.





**Bedroom Two**

With laminate flooring, double wardrobe, central heating radiator and uPVC double glazed window to rear.

**En Suite/WC**

Having large walk in shower cubicle with mains shower over, wc and wash hand basin set to vanity unit, chrome heated towel rail.





**Bedroom Three 3.131 x 3.032 (10'3" x 9'11")**

With 2 x double wardrobes, laminate flooring, central heating radiator and uPVC double glazed window to front.

**Bedroom Four 3.803 x 2.743 (12'5" x 8'11")**

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

**Bathroom/WC**

Fitted with a panelled bath, wc and wash hand basin and central heating radiator.

**Externally**

Externally the property benefits from OFF ROAD PARKING, GARAGE and ENCLOSED GARDEN.



## Energy Performance Certificate

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/0320-2866-2360-2704-6835>

EPC Grade C

### Additional Property Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast broadband is available (Highest available upload speed 120 Mbps, Highest available download speed 1800 Mbps)

Mobile Signal/coverage: Likely with O2 and Vodafone

Council Tax: Durham County Council, Band: D. Annual price: £2431 (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: high 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.





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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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