



## Homelands Court

Helmington Row, Crook DL15 0SA

Chain Free £175,000





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# Homelands Court

Helmington Row, Crook DL15 0SA



- CHAIN FREE
- EPC Grade B
- Dining Kitchen

- Three Bedroom Detached
- Countryside Views
- Ground Floor WC, Master En Suite plus Family Bathroom

- Gargae, Off Road Parking and Enclosed Garden
- Lounge
- Gas Central Heating

CHAIN FREE! Nestled in the charming Helmington Row, Crook, this delightful three-bedroom detached house is a true gem waiting to be discovered. As you step inside, you are greeted by a warm and inviting atmosphere, perfect for creating lasting memories with your loved ones.

The property boasts a spacious reception room, ideal for entertaining guests or simply unwinding after a long day. With three well-appointed bedrooms, including a master en suite, there is plenty of space for the whole family to relax in comfort. The added convenience of a ground floor WC ensures practicality for everyday living.

One of the highlights of this property is the picturesque countryside views that can be enjoyed from various vantage points. Imagine waking up to the sight of rolling hills and lush greenery right outside your window - a truly idyllic setting.

For those who value outdoor space, the enclosed garden provides a private oasis where you can enjoy al fresco dining or simply bask in the tranquillity of nature. With parking for three vehicles, a garage, and off-road parking, you'll never have to worry about finding space for your cars again.

Practical features such as UPVC double glazing and gas central heating ensure that this home is not only charming but also efficient and cost-effective to run. Whether you're looking for a peaceful retreat away from the hustle and bustle of city life or a place to raise a family surrounded by nature, this property offers the best of both worlds.

Don't miss out on the opportunity to make this house your home and experience the joys of countryside living in style. Contact us today to arrange a viewing and start envisioning your future in this wonderful property.

## Ground Floor

### Entrance

Stairs rise to the first floor, central heating radiator and UPVC window.

### Lounge

15'5" x 10'0" (4.703 x 3.057)

Located to the front elevation of the property having UPVC window, central heating radiator and access to an small under stair storage cupboard.

### Dining Kitchen

13'5" x 7'9" (4.107 x 2.374)

Having white base and wall units, laminate work surfaces over and tiled splash backs, integrated electric oven and gas hob with extraction fan over, sink unit and UPVC window above. there is ample space for free standing appliances as required. The dining area has a central heating radiator and UPVC patio doors to the rear.

### WC

Fitted with WC, wash hand basin, central heating radiator and extraction fan.

### First Floor

### Landing

Stairs rise from the entrance hall and provide access to the first floor accommodation.

### Bedroom One

13'2" x 9'2" (4.024 x 2.808)

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

### En Suite/WC

Having shower, WC, wash hand basin, obscured UPVC window, central heating radiator and extraction fan.

### Bedroom Two

8'11" x 13'6" (2.736 x 4.139)

Located to the front elevation of the property having UPVC window with lovely countryside views and central heating radiator.

### Bedroom Three

6'11" x 11'11" (2.111 x 3.643)

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

### Bathroom/WC

Fitted with a three piece suite comprising bath with electric shower over, WC, wash hand basin, obscured UPVC window and central heating radiator.

### Exterior

To the front of the property a gravel driveway allows off road parking with an area of lawn to the side. Whilst to the rear there is an enclosed garden bounded by fencing which is mainly laid to lawn. A personnel door allows access into the rear of the garage.

### Garage

Having up and over door, 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/9761-3812-7291-9208-1111>

EPC Grade B

### Additional Property Information

Tenure: Freehold

Gas and Electricity: Mains (smart meter)

Sewerage and water: Mains

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

Mobile Signal/coverage: Likely with EE and O2

Council Tax: Durham County Council, Band: C. Annual price: £2,062.71 (Maximum 2024)

Energy Performance Certificate Grade B

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.

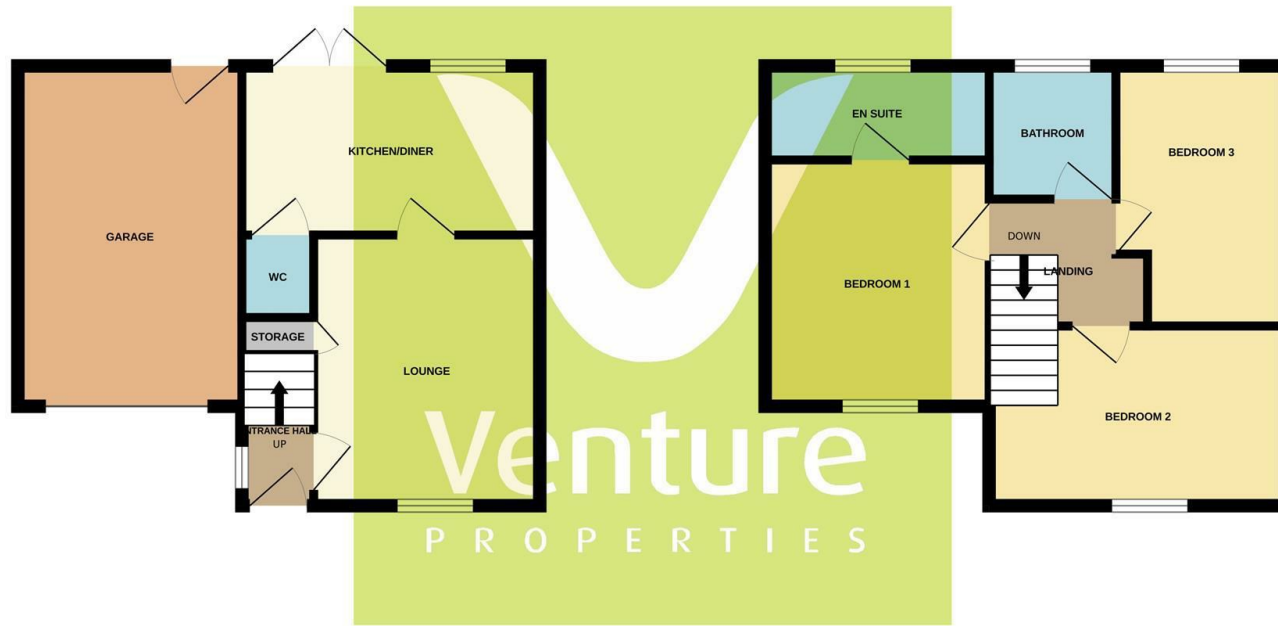
Flood Risk: Very low risk of surface water flooding and flooding by rivers and the sea

### Disclaimer

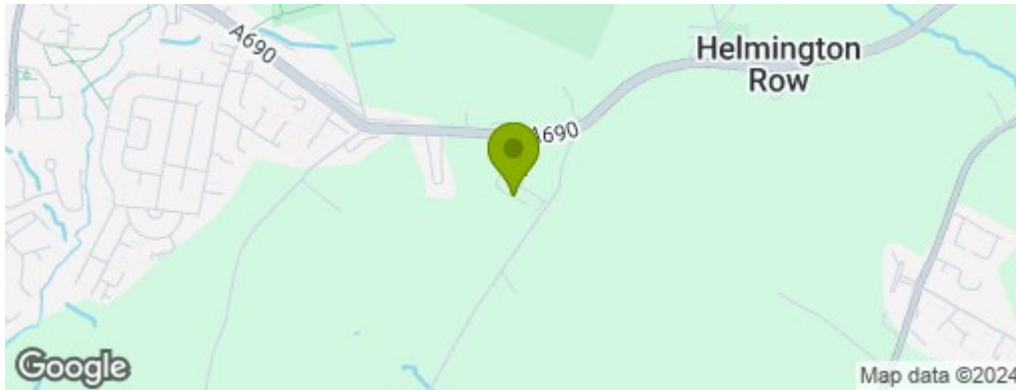
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GROUND FLOOR

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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## Property Information

Durham County Council - Council Tax Band C  
Tenure - Freehold

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