



**Royal Grove**

Crook DL15 9ER

**Chain Free £240,000**





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# Royal Grove

## Crook DL15 9ER



- Four Bedroom Detached Property
- EPC Grade D
- Ground Floor WC

- CHAIN FREE
- Lounge Through Diner
- Rear Garden

- Garden Room To Rear
- En Suite Shower Room
- Garage & Driveway

For Sale in Royal Grove of Crook, this chain-free detached house is a rare gem in the bustling property market. Boasting two reception rooms, four bedrooms, and two bathrooms, this family-sized home is perfect for those seeking space and comfort.

As you step inside, you are greeted by a spacious lounge/diner, ideal for entertaining guests or relaxing with your loved ones. The well-appointed kitchen is perfect for whipping up delicious meals, while the ground floor WC adds convenience to your daily routine. Upstairs, the en suite shower room offers a touch of luxury for the homeowners.

Situated in a popular location, this property is a coveted find for those looking to settle down in a sought-after area. The rear garden room provides a tranquil space to unwind, while the garage and driveway offer ample parking options. The enclosed low-maintenance garden is perfect for enjoying the outdoors without the hassle of extensive upkeep.

Don't miss the opportunity to make this delightful property your own. Contact Venture today at 01388 741174 to book your viewing and take the first step towards owning this wonderful family home in Royal Grove.

### GROUND FLOOR

#### Entrance Hallway

UPVC double glazed front entrance door, double central heating radiator and staircase to the first floor.

#### Lounge/Diner

28'03" x 12'05" (8.61m x 3.78m)

With UPVC double glazed square bay window, tv point, laminated floor section, double central heating radiator and central heating radiator, coving to ceiling,

#### Garden Room

14'06" x 13'09" (4.42m x 4.19m)

Free standing fireplace with electric fire, tv point, laminated floor, UPVC double glazed windows, coving to ceiling, spot lighting and UPVC double glazed French doors to garden.

#### Kitchen

18'05" x 7'09" (5.61m x 2.36m)

Fitted with a range of laminated wall and base units, laminated working surfaces over, inset one and a half bowl sink unit, mixer tap over, tiled splash backs, UPVC double glazed window, integral appliances including electric oven, electric hob and extractor hood over, wine rack, breakfast bar, laminated floor, coving to ceiling and spotlighting

#### Rear Lobby

Tiled floor, UPVC double glazed window and doors, coving to ceiling and service door to garage.

#### Cloaks WC

With wc, wash hand basin, tiled floor, central heating radiator, laminated panelled walls and ceiling

### FIRST FLOOR

#### Landing

Spindle balustrade, central heating radiator, coving to ceiling, loft access and storage cupboard

#### Bedroom One

18'02" x 7'10" (5.54m x 2.39m)

With UPVC double glazed window, double central heating radiator, coving to ceiling, and wall light points.

#### En Suite Shower Room/WC

With corner shower cubicle having laminated panelled inset and mains shower, wc, pedestal wash hand basin, heated towel rail, laminated panelled ceiling and opaque UPVC double glazed window.

#### Bedroom Two

12'06" x 8'09" (3.81m x 2.67m)

With UPVC double glazed window, central heating radiator and coving to ceiling.

#### Bedroom Three

11'07" x 7'05" (3.53m x 2.26m)

With UPVC double glazed window, central heating radiator and coving to ceiling.

#### Bedroom Four

9'06" x 6'10" (2.90m x 2.08m)

With UPVC double glazed window, central heating radiator and coving and fitted wardrobes.

#### Bathroom/WC

Fitted with a white suite including panelled bath with mains shower over, shower screen, wc, pedestal wash hand basin, heated towel rail, opaque UPVC double glazed window, tiled walls, laminated panelled ceiling.

#### Externally

Immediately to the front of the property there is a large block paved driveway providing off street car parking for 3-4 vehicles leading to an integral garage with up and over door, power and lighting. A side gate leads to the rear garden which has a large block paved patio area, decked patio area, raised flower beds, archway, timber shed water supply and security lighting

#### Energy Performance Certificate

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/0330-2721-1480-2704-7035>

EPC Grade D

#### Agents Other Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast broadband is available (Highest available upload speed 0 - 19 Mbps, Highest available download speed 48-67 Mbps)

Mobile Signal/coverage: Likely with O2

Council Tax: Durham County Council, Band: C Annual price: £2161 (Maximum 2024)

This property has been vacant for a number of months, additional council tax charges may be payable upon completion.

Energy Performance Certificate Grade D

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

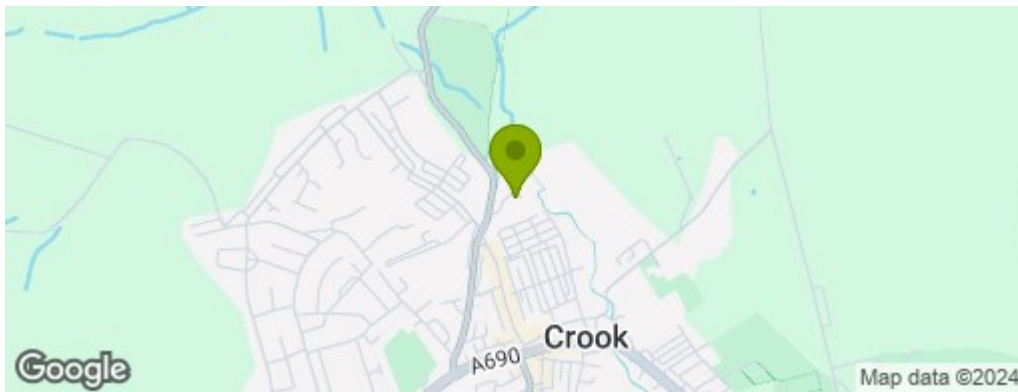
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## Property Information

Durham County Council - Council Tax Band C  
Tenure -Freehold

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