



VENTURE
PLATINUM

Trevelyan Place | Crook
Offers In The Region Of £325,000



What a fantastic four bedroomed detached family home. Pleasantly situated in a popular area on the outskirts of Crook town centre. The property has spacious and beautifully presented accommodation including lounge, large kitchen/diner, dining room and good sized, bright and airy conservatory. As well as the four bedrooms there is a master bedroom, en suite facilities and ground floor cloaks/wc. Externally is a pleasant, sizeable rear garden with patio and decking area. To the front is a block paved driveway providing off street parking for up to four vehicles and integral garage. This property has such a lot to offer, call Venture Properties to view to find out for yourself.

GROUND FLOOR

Entrance Porch

With UPVC double glazed front entrance door, laminated floor, laminated panelled ceiling, spot lighting, UPVC double glazed windows and door

Cloakroom/WC

With a white suite including wc, pedestal wash hand basin set to vanity unit, chrome heated towel rail, laminated floor, tiling to half height with decorative tiled border.

Dining Room 3.011 x 3.761 (9'10" x 12'4")

With uPVC double glazed window to the front elevation, two central heating radiators, coving to ceiling, laminated floor, open plan staircase to the first floor

Lounge 6.554 x 3.401 (21'6" x 11'1")

With feature , uPVC double glazed widow to the front elevation, two central heating radiators, tv point, coving to ceiling, and uPVC double glazed French doors and side panels through to

Conservatory 4.043 x 3.861 (13'3" x 12'8")

Having uPVC double glazed windows and french doors to the rear garden and two double central heating radiators.

The sellers have advised a new thermal roof was installed in 2020

Kitchen/Breakfast Room 3.909 x 3.470 (12'9" x 11'4")

Extensively fitted to a with a range of bespoke wall and base units, granite working surfaces over, inset one and a half bowl sink unit, mixer taps over, UPVC double glazed window to the rear elevation, integral gas and electric range extractor hood over, stainless steel splash backs, breakfast bar, dish washer, vertical heating radiator, coving to ceiling, spot lighting, service door to garage and UPVC double glazed French doors to garden

Utility Room 2.18 x 1.47 (7'02" x 4'10")

With wall and base units, laminated working surfaces over, plumbing and space for washing machine, space for fridge, space for tumble dryer, central heating radiator, tiled splash backs, and UPVC double glazed rear entrance door

FIRST FLOOR

Landing

Storage cupboard, coving to ceiling and spot lighting.





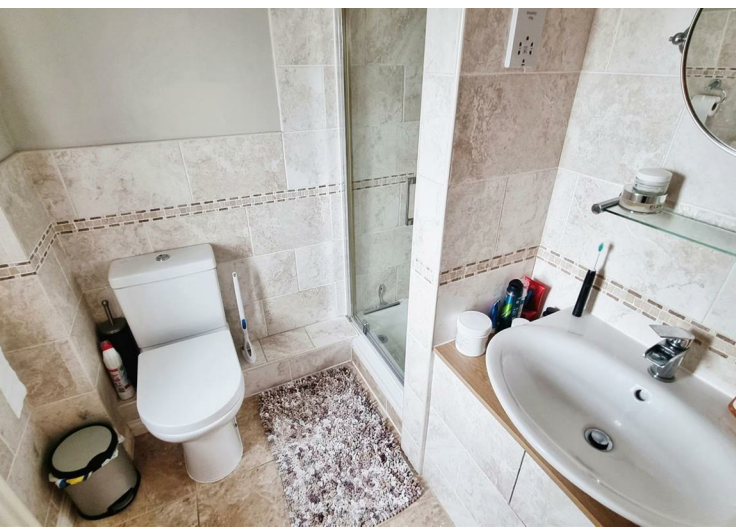
Bedroom One 6.932 x 3.495 (22'8" x 11'5")

Having uPVC double glazed windows to both the front and rear elevation, two central heating radiators, a range of fitted wardrobes, coving to ceiling and loft access with pull down ladder

En-Suite/WC

With a separate shower cubicle with mains shower being tiled, wc, wash hand basin, central heating radiator, opaque UPVC double glazed window, coving to ceiling, tiled splash backs, and tiled floor





Bedroom Two 5.164 x 2.293 (16'11" x 7'6")

With two uPVC double glazed windows, central heating radiator and coving to ceiling.

Bedroom Three 3.228 x 2.791 (10'7" x 9'1")

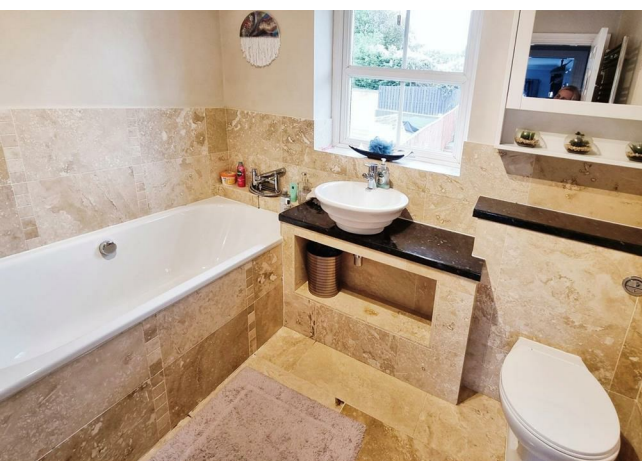
Having a uPVC double glazed window, central heating radiator and coving to ceiling.

Bedroom Four 4.289 x 2.345 (14'0" x 7'8")

With uPVC double glazed window, central heating radiator and coving to ceiling. There are also fitted wardrobes.

Family Bathroom/WC

Extensively fitted with a white suite including panelled bath in tiled surround, wc, circular wash hand basin with mixer taps over, double shower cubicle with mains shower being tiled, tiled floor, tiled splash backs, coving to ceiling, chrome heated towel rail, uPVC double glazed window and access to the loft.



Exterior

Immediately to the front of the property there is a good sized block paved driveway providing off street car paring for four/five vehicles which leaves to a single integral garage with up and over door, power, lighting and wall mounted gas boiler. Also to the front there are flower border and a low maintenance slate garden. Whilst to the rear there is a lovely landscaped garden which includes paved patio area, steps to the lawned garden including an artificial grassed area, large terraced decked patio area.

Other General Information

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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 O2. Limited with other services. We recommend you contact your service provider for further information.

Council Tax: Durham County Council, Band: E Annual price: £2,977.41 (Maximum 2025)

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: Medium risk of surface water flooding. Very low risk of flooding from rivers and 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.

Energy Performance Certificate

To obtain a copy of the Energy Performance Certificate please use the following link:-

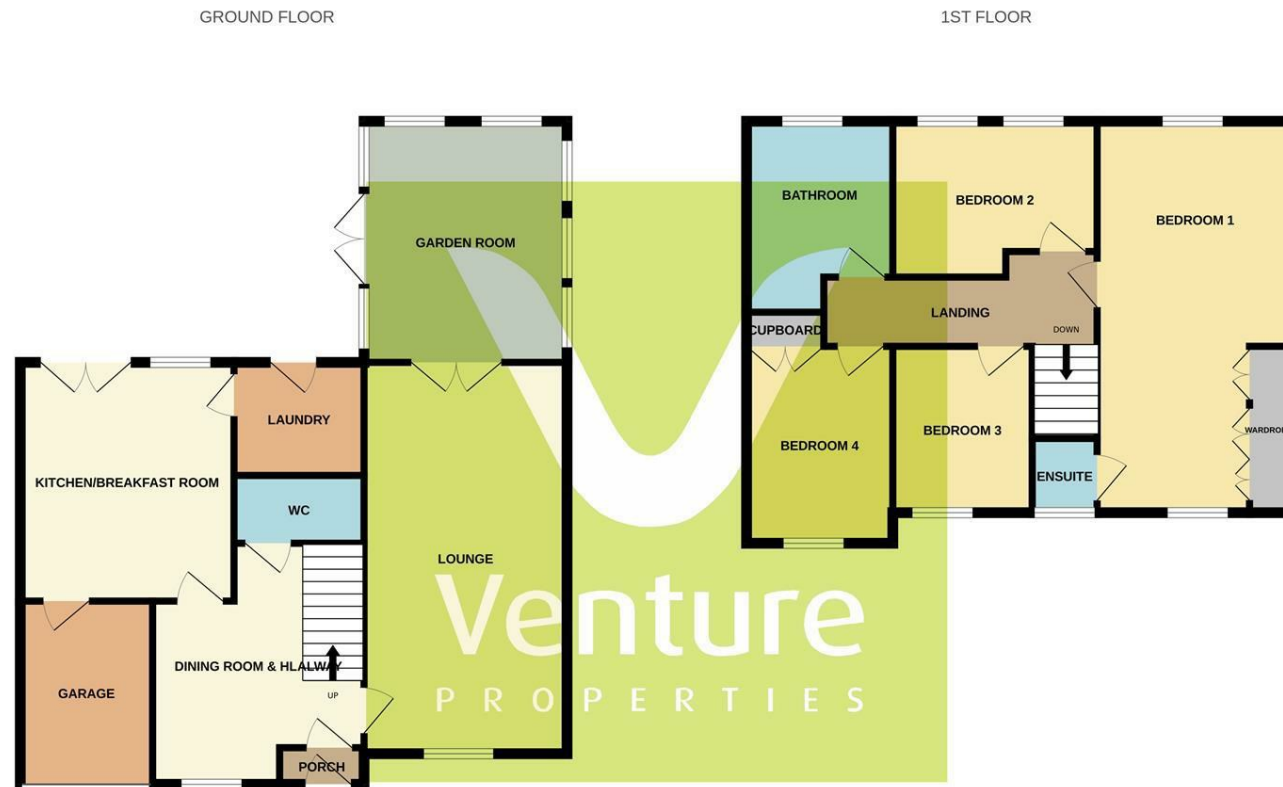
<https://find-energy-certificate.service.gov.uk/energy-certificate/9330-2747-0400-2504-0225>

EPC Grade C





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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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