



Beechburn Park

Crook DL15 8SA

£264,000





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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- Four Bed Family Home
- Two Bathrooms
- Integral Garage

- Conservatory To Rear
- EPC Grade C
- Lovely Rear Landscaped Garden

- Large Family Kitchen
- Driveway For Two Cars
- Popular Location

Nestled in the popular Beechburn Park area of Crook, this delightful four-bedroom detached family home is a rare find in such a desirable location. The property boasts a lounge, a well-appointed kitchen/diner, complemented by a lovely conservatory at the rear, creates a warm and inviting atmosphere, perfect for family gatherings and social occasions.

The home features four generously sized bedrooms, ensuring that there is plenty of room for family members or guests. With two modern bathrooms, morning routines will be a breeze, catering to the needs of a busy household.

Outside, the property is equally impressive, with a beautifully landscaped rear garden that offers a tranquil retreat for outdoor enjoyment. Whether you wish to host summer barbecues or simply unwind in the fresh air, this garden is sure to please. Additionally, the property includes a garage and parking space for up to three vehicles, providing convenience and ease for family life.

This exceptional home is not only a wonderful place to live but also a fantastic opportunity for those seeking a family-friendly environment in a peaceful setting. With its combination of space, comfort, and a prime location, this property is sure to attract considerable interest. Do not miss the chance to make this charming house your new home.

GROUND FLOOR

Entrance Hall

Via uPVC double glazed door, stairs to first floor and central heating radiator.

Lounge

13'11" x 11'10" (4.257 x 3.615)

Having uPVC double glazed bay window to front with oak cill and central heating radiator.

Kitchen/Breakfast Room

24'7" x 10'1" (7.506 x 3.086)

Family sized kitchen & breakfast room fitted with a good range of wall and base units with contrasting work surfaces over, black one and a half bowl sink and drainer with mixer tap, integrated electric eye level oven and separate electric hob, under counter fridge, plumbing for a dishwasher if required, vertical radiator, French doors to conservatory, under stairs storage cupboard and a service door allowing for access into garage.

Conservatory

8'3" x 9'1" (2.51 x 2.77)

Recently constructed in 2024 having solid oak flooring, uPVC double glazed windows and patio doors to the garden.

FIRST FLOOR

Landing

Having a useful space to accommodate an office area, central heating radiator and loft hatch.

Bedroom One

13'8" x 8'8" (4.175 x 2.650)

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

Shower Room/WC

Fitted with a walk in shower, having electric shower over, WC, wash hand basin and chrome heated towel rail.

Bedroom Two

8'4" x 10'11" (2.547 x 3.328)

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

Bedroom Three

8'6" x 9'6" (2.600 x 2.897)

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

Bedroom Four

7'9" x 6'7" (2.377 x 2.026)

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

Bathroom/WC

Fitted with a modern white suite having panel bath, WC, wash hand basin set to vanity unit and chrome heated towel rail.

Garage

Currently houses the fridge freezer (not included).

Has plumbing for washing machine, wall mounted gas boiler and roller shutter door.

Externally

To the rear is a landscaped south facing garden with paved patio area to the bottom housing a timber built shelter and seating area, there is a built in children's trampoline, wood and bin store, outside power and water tap, additionally is a summer house to the side having power.

Energy Performance Certificate

To view the Energy Performance Certificate for the property, please use the following link:-

<https://find-energy-certificate.service.gov.uk/energy-certificate/0460-3046-6202-2165-4204>

Grade C

Other General Information

Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

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

Mobile Signal/coverage: Likely with Three and O2. We recommend contacting your service provider for further information.

Council Tax: Durham County Council, Band: D Annual price: £2,436.06 (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: Very low 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.

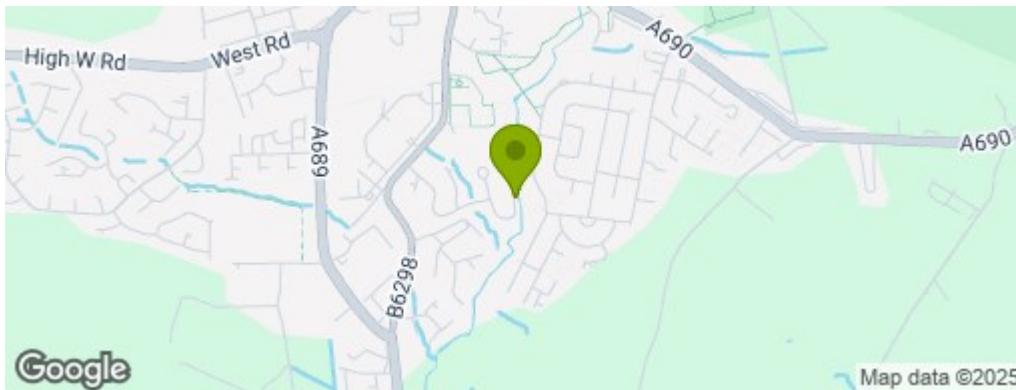
GROUND FLOOR
623 sq.ft. (57.9 sq.m.) approx.

1ST FLOOR
554 sq.ft. (51.5 sq.m.) approx.



TOTAL FLOOR AREA: 1177 sq.ft. (109.3 sq.m.) approx.

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

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