



VENTURE  
PLATINUM



Fielding Court | Crook  
Offers Over £300,000





Chain free! Nestled in the sought-after residential area of Fielding Court, Crook, this deceptively spacious four-bedroom detached house presents an excellent opportunity for families seeking comfort and convenience. The property boasts two inviting reception rooms, perfect for both relaxation and entertaining guests.

The well-appointed master bedroom features an en suite bathroom, providing a private sanctuary for the homeowners. In addition, there are two further bathrooms, including a family bathroom and a convenient ground floor WC, ensuring ample facilities for all residents and visitors alike.

The exterior of the property is equally impressive, with a garage and off-road parking available for numerous vehicles, making it ideal for families with multiple cars or guests. The house is offered chain-free, allowing for a smooth and efficient purchase process.

This delightful home is situated in a popular residential location, providing easy access to local amenities, schools, and transport links. With its generous living space and practical layout, this property is sure to appeal to a wide range of buyers. Do not miss the chance to make this charming house your new home.

## Ground Floor

### Entrance Hall

UPVC front door with double glazed window to side and single radiator. Leading to WC, kitchen and lounge.

### WC

WC and hand basin with heated towel rail, laminate flooring and double glazed window.

### Kitchen 2.784 x 4.735 (9'1" x 15'6")

With a range of matching beech-effect wall, floor and drawer units with contrasting work surfaces, stainless steel double sink and drainer with mixer tap, floor lino and tiled splashbacks. There is also a vertical radiator, under-stairs storage cupboard and double glazed window. The kitchen has access to the dining room and utility room.

### Utility 2.338 x 2.338 (7'8" x 7'8")

Off the kitchen with access to the rear garden and garage, the utility room has laminate flooring, matching wall and floor units and currently houses the combi boiler, washing machine and tumble dryer. Also with UPVC back door, double glazed windows and single radiator.

### Lounge 4.182 x 3.366 (13'8" x 11'0")

To the front of the property with double glazed bay window, double radiator and gas fire with marble hearth and surround.

### Dining Room 2.736 x 3.425 (8'11" x 11'2")

Nestled between the lounge, conservatory and kitchen, with double radiator.

### Conservatory 2.940 x 3.404 (9'7" x 11'2")

Rectangular conservatory, fully double glazed, with UPVC door providing access to the rear garden.

## First Floor

### Landing

Spacious landing with access to all four bedrooms and family bathroom.







#### Bedroom One 3.96 x 3.431 (12'11" x 11'3")

Double bedroom to the front of the property with double glazed bay window, single radiator and en-suite shower room.

#### En-suite/WC

Vinyl flooring with part-tiled walls, double glazed window, double shower cubicle with double shower. White suite comprising WC and hand basin with vanity unit and mirrored cabinet above, and heated towel rail.







**Bedroom Two 2.353 x 3.657 (7'8" x 11'11")**

Double bedroom to the rear with double radiator, double glazed window and en-suite shower room.

**En-suite/WC**

With floor lino, double shower cubicle with electric shower, white suite with WC and hand basin with mirrored cabinet above. There is also a heated towel rail.

**Bedroom Three 3.271 x 2.682 plus wardrobes (10'8" x 8'9" plus wardrobes )**

Another double bedroom, situated to the rear of the property, with single radiator and double glazed window.

**Bedroom Four 3.087 x 2.254 (10'1" x 7'4" )**

Single bedroom to the rear with single radiator and double glazed window.





### Bathroom/WC

White suite comprising WC, hand basin with mirrored cabinet above and bath with shower over. Floor lino with heated towel rail and double glazed window.

### Externally

Large, low maintenance, rear South facing garden which is mainly gravelled with decking and patio areas. There is also a shed. To the front of the property is a block-paved driveway which can accommodate three cars with lawned area.

### Garage

Integrated garage with electric door which can also be accessed at the back via the utility room.

### Energy Performance Certificate

To view the full energy performance certificate please use the link below:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0120-2050-7150-2099-2141>

EPC Grade D

### 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 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 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: Medium 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.

### Agents Note

This property has had solar panels fitted we understand these are owned. We currently await further information on the Feed-In Tariff.









# 2 Fielding Court | Crook



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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