



VENTURE
PLATINUM

Woodifield Hill | Crook
£360,000



Situated on the fringe of Crook in Woodfield Hill, Crook, this splendid four-bedroom detached bungalow offers a perfect blend of modern living and comfortable space. The property boasts a contemporary interior that is both stylish and functional, making it an ideal home for families or those seeking a peaceful retreat.

Upon entering, you are greeted by a spacious living room that provide ample space for relaxation and entertaining. The flexible living accommodation allows for various configurations to suit your lifestyle needs, whether it be a cosy family gathering or a more formal setting for guests.

The bungalow features four well-proportioned bedrooms (one of the bedrooms is currently used as a dining room), ensuring that everyone has their own private space. With two modern bathrooms, morning routines will be a breeze, providing convenience for busy households.

Outside, the property is complemented by a double garage and parking for up to four vehicles, making it perfect for families with multiple cars or for those who enjoy hosting visitors. The surrounding area offers a tranquil environment, ideal for enjoying the outdoors while still being within easy reach of local amenities.

This delightful bungalow on Woodfield Hill is a rare find, combining modern comforts with the charm of a peaceful neighbourhood. It presents an excellent opportunity for anyone looking to settle in a welcoming community. Don't miss the chance to make this beautiful property your new home.

Ground Floor Accommodation

Hallway

Via composite front entrance door, two central heating radiators, loft access and double oak doors which continue into the Lounge.

Living Room 5.377 x 3.589 (17'7" x 11'9")

With two central heating radiators and double french doors leading out onto the rear garden, electric stove, with open views over fields to the South West.

Kitchen/Breakfast Room 3.330 x 3.412 (10'11" x 11'2")

Fitted with an extensive range of quality cream wall and base units having contrasting laminate work surfaces over, integrated double electric oven, integrated combination microwave oven, separate five ring gas hob with stainless steel extractor chimney hood over, sink unit with mixer tap, splash backs, integrated fridge and freezer and separate dishwasher, ceramic tiled flooring, double glazed window which look out onto the side of the property and two central heating radiators.

Garden Room 4.203 x 2.889 (13'9" x 9'5")

The kitchen opens into a large Sun Room with full length uPVC windows and patio doors to rear garden flooding the room with an abundance of natural light.

Utility Room

Fitted with base units having contrasting work surfaces over, a one and a half bowl stainless steel sink unit inset, plumbing for washing machine, ceramic tiled flooring, space for tumble dryer and access into the garage.





Bedroom One 3.644 x 3.716 (11'11" x 12'2")

Having central heating radiator, television and telephone points and three uPVC double glazed windows fitted to rear and side elevations.

Dressing Area

Access to the Dressing Room from the Master Bedroom. This room is fully fitted with shelving and leads into an En-Suite Shower Room.





En Suite Shower Room/WC

Having a fitted shower cubicle fully tiled with mains fed shower, low level WC, pedestal wash hand basin, ceramic tiled flooring, central heating radiator, spot lighting from the ceiling and extractor fan.

Bedroom Three 3.730 x 2.334 (12'2" x 7'7")

Having central heating radiator and double glazed windows to the side elevation.

Bedroom Four 2.589 x 3.559 (8'5" x 11'8")

Having central heating radiator and double glazed window to the side elevation.



Bathroom/WC

Fitted with a white suite comprising of paneled bath, low level WC, pedestal wash hand basin, walk-in shower cubicle which is fully tiled, spot lights to ceiling, ceramic tiled flooring, electric shaver point and central heating radiator.

Bedroom Two/Dining Room 4.063 x 3.222 (13'3" x 10'6")

Feature bay window to the front of the property, fully fitted wardrobes and central heating radiator.

Externally

To the front of the property is a small easily maintained lawned garden with small flower beds. To the side is a further garden laid mainly to lawn with.

Whilst to the rear is a lovely landscaped garden having viewing over the neighbouring countryside.

Double Garage & Driveway 5.124 x 4.962 (16'9" x 16'3")

To the front is a double block paved driveway to the front of the property leading to a double integral garage with power and lighting.

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/0320-2466-5420-2405-8651?print=true>

Grade C

Other General Information

Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Superfast Broadband available. Highest available download speed 80 Mbps. Highest available upload speed 20 Mbps.

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

Council Tax: Durham County Council, Band: E Annual price: £2,836.21 (Maximum 2024)

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

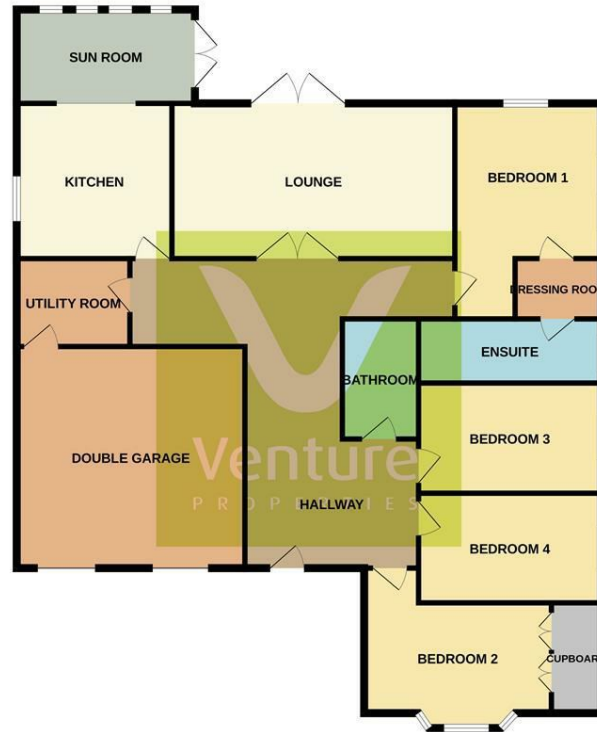
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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
Made with Metagen 6/2023

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.