



VENTURE
PLATINUM

Greenways | Sunnybrow, Crook
Offers Over £230,000



We are delighted to market this three bedroom detached bungalow situated in a quiet residential cul-de-sac in Sunnybrow. Sunnybrow is located a short drive from Willington where there is a range of amenities.

This property has undergone extensive refurbishment since it was purchased by the current vendors, they have added high quality fixtures and fittings throughout such as Solid Oak internal doors, fitted window shutters, radiators and electrics, UPVC Double Glazing along with kitchen and shower room replacements. The property also benefits from a Hive heating system and a Nuaire air system.

This property has versatile living accommodation which in brief comprises of two/three bedrooms, one/two reception rooms plus dining kitchen and shower room. Externally there is garaging, off road parking and beautiful landscaped gardens to three sides.

A recent addition to the garden is a purpose built summerhouse/office creating a fantastic extra space within the garden. As well as a further summerhouse, garden shed and greenhouse.

Ground Floor

Entrance Porch

Accessed via a composite door with stained glass insert and narrow UPVC window with the same matching finish. Tiled floor and a glazed oak door leading into the inner hallway.

Inner Hallway

Spacious and bright having central heating radiator and access to a storage cupboard. There is also access to the loft.

Kitchen/ Diner 4.807 x 2.788 (15'9" x 9'1")

Fitted with a range of grey high gloss units with space saving shelving and pan storage, granite work surfaces over and dropped ceramic Belfast sink with chrome mixer tap and tiled splash backs. Integrated eye level double oven and grill, five burner gas hob and extraction fan over. Ample space for further free standing appliances as required. Breakfast bar seating area and space for a dining table if required. Two UPVC windows one having the stained glass insert and UPVC door to the rear. Two central heating radiators and tiled floor.

Lounge 3.689 x 4.063 (12'1" x 13'3")

Having electric fire set on neutral hearth and surround, UPVC window having the stained glass inserts the same as the front door plus fitted window shutters. Coved ceiling and central heating radiator.

Bedroom One 3.164 x 3.250 plus wardrobes (10'4" x 10'7" plus wardrobes)

With fitted wardrobes, UPVC window with window shutters, coved ceiling and central heating radiator.

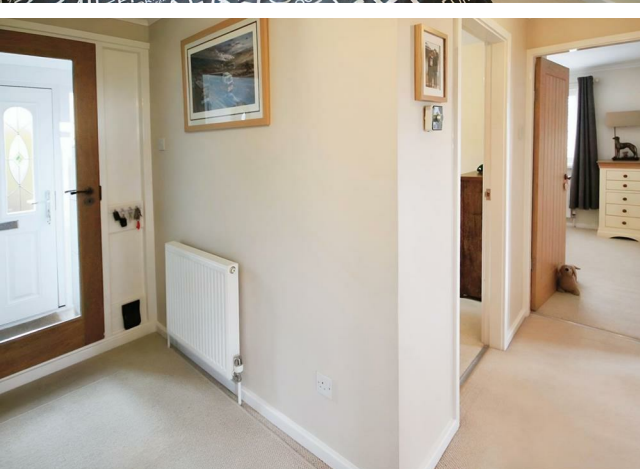
Bedroom Two 2.859 x 2.346 (9'4" x 7'8")

Having central heating radiator, UPVC window with fitted window shutters.

Bedroom Three/ Lounge 3.174 x 2.914 (10'4" x 9'6")

The current vendors utilise this room as a secondary reception room enjoying views over the garden and countryside beyond via UPVC double opening doors, there is a further UPVC window, coved ceiling and central heating radiator. This could be a third bedroom if required.





Shower Room/WC

Fitted with three piece suite comprising High level WC, sink set in grey gloss vanity storage cabinet and power shower with separate hand held shower attachment. Tiled walls and flooring, ceiling spot lights and grey towel radiator. UPVC obscured window.

Garage

Electric roller door with plumbing and electricity for further appliances. The central heating boiler is located in this room.





Externally

To the front of the property is a fabricated concrete driveway for a least two vehicles with an area of lawn and further mature tree and shrub borders.

To the rear and side of the property is a gorgeous garden mainly laid to lawn with a range of mature shrubs and flower borders, vegetable patches bounded by walling and fencing. There are patio seating areas, a two summer houses, shed and greenhouse.

Summer Houses

In the garden there are two spacious summer house with electricity -The large one is currently used as an full working office measuring approximately 3.6m x 2.4 m. this space is ideal for these seeking a home office however could be utilised for a variety of uses.



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/3035-9122-8400-0824-7226>

EPC Grade C

Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Broadband available. Highest available download speed 1800 Mbps. Highest available upload speed 220 Mbps.

Mobile Signal/coverage: Limited with a number of different service providers. We recommend contacting your service provider for further information.

Council Tax: Durham County Council, Band: C Annual price: £2,223.76 (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: 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.

AGENTS NOTES

The property has solar panels to the roof fitted in 2015. We understand the solar panels are owned.

They generate approx £600/£700 a year and the inverter for this is in the garage





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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.
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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.