



**Chaucer Drive**

Crook DL15 9FN

**£250,000**







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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# Chaucer Drive

## Crook DL15 9FN



- MUST SEE
- EPC Grade C
- Ground Floor WC, first floor Bathroom and En Suite

- Four Bedroom Detached
- Open Plan Dining Kitchen
- Driveway

- Garage and Gardens
- Utility
- Popular Location

A lovely FOUR BEDROOM DETACHED property located in the popular location of Chaucer Drive, only a short walk into the Town Centre of Crook with a range of amenities. The property in brief comprises of entrance hall, WC, lounge, open plan dining kitchen, utility and to the first floor four bedrooms, the master having EN SUITE and family bathroom. Whilst externally there is OFF ROAD PARKING to the front, GARAGE and ENCLOSED GARDEN to the rear.

### Ground Floor

#### Entrance Hall

Accessed via entrance door leading into a welcoming hallway. Understand storage area, stairs rise to the first floor, central heating radiator and access to a storage cupboard.

#### Cloaks/WC

Fitted with wash hand basin, WC and central heating radiator.

#### Lounge

11'4" x 17'6" (3.473 x 5.349)

Located to the front elevation of the property with UPVC window, electric fire with neutral surround, two central heating radiators and double opening doors into the dining kitchen.

#### Dining Kitchen

17'10" x 11'4" (5.447 x 3.465)

Fitted with base and wall h it's with laminate work surfaces over and tiled splash backs, integrated fridge, dishwasher and eye level double oven. Sink unit with UPVC window above, breakfast bar seating area and ample space for a dining table with patio doors leading to the rear garden.

#### Utility

Having further base and wall units with laminate work surfaces over and space and plumbing for washing machine and tumble dryer. Central heating. Radiator, UPVC door and window to the rear and the gas central heating boiler can be found here.

### First Floor

#### Landing

Stairs rise from the entrance and provide access to the loft, a useful linen storage cupboard, UPVC window and doors to the first floor accommodation.

#### Bathroom/WC

Fitted with a three piece suite comprising bath with electric shower over, WC, wash hand basin, central heating radiator and obscured UPVC window.

#### Bedroom One

8'9" x 14'5" (2.668 x 4.416)

Located to the front elevation of the property having UPVC window, wood effect flooring and central heating radiator.

#### En Suite/WC

Fitted with shower cubicle, wash hand basin with vanity storage below, WC, central heating radiator and obscured UPVC window

#### Bedroom Two

10'2" x 8'8" (3.106 x 2.658)

Located to the rear elevation of the property having UPVC window, central heating radiator and access to a useful storage cupboard.

#### Bedroom Three

7'4" x 9'0" (2.247 x 2.761)

Located to the front elevation of the property having UPVC window and central heating radiator.

#### Bedroom Four

10'10" x 9'0" max (3.314 x 2.752 max)

Located to the rear elevation of the property having UPVC window and central heating radiator.

#### Garage

16'8" x 8'4" (5.095 x 2.552)

Having up and over door, power and lighting.

#### Exterior

To the front of the property is a paved drive way allowing off road parking for

two/three vehicles with gated access to the rear.

The rear garden is mainly laid to lawn bounded by fencing and raised beds with a paved seating area.

#### Energy Performance Certificate

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/9370-2454-1490-2994-3301>

EPC Grade C

#### 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: C Annual price: £2,165.39 (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.

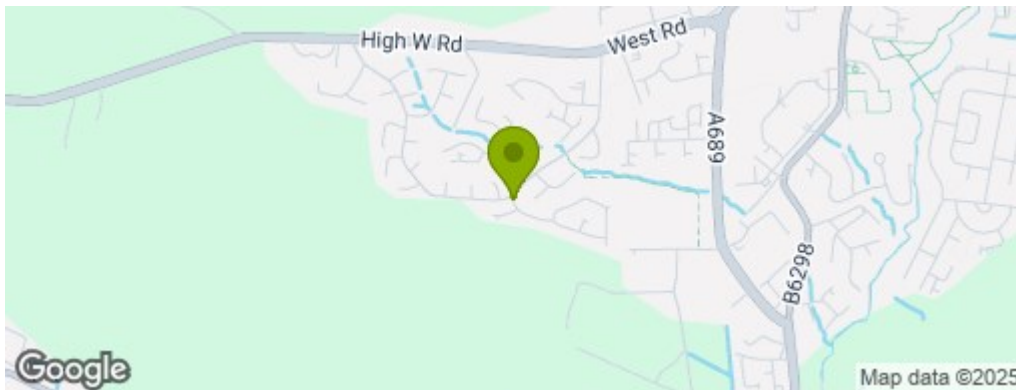
Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

#### Disclaimer

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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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## Property Information

Durham County Council - Council Tax Band C  
Tenure - Freehold

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