



VENTURE
PLATINUM

Hill Terrace | Billy Row, Crook
£280,000



Nestled in the charming area of Hill Terrace, Billy Row, Crook, this impressive detached family home offers a perfect blend of space, comfort, and modern living. Spanning an expansive 1,755 square feet, the property boasts four well-proportioned bedrooms, making it an ideal choice for families seeking room to grow.

Upon entering, you are welcomed into a spacious lounge/diner that provides a warm and inviting atmosphere for both relaxation and entertaining, a good sized kitchen and utility room. The ground floor also features a convenient cloakroom, ensuring practicality for everyday living. The property is designed with comfort in mind, offering two en suite shower rooms alongside a family bathroom, catering to the needs of all residents.

The heart of the home is complemented by a double garage, providing ample storage and parking for up to six vehicles, a rare find that adds to the property's appeal. The good-sized rear garden with countryside views is perfect for outdoor activities, gardening, or simply enjoying the fresh air in a private setting.

This delightful home is not only a sanctuary for family life but also a wonderful opportunity for those looking to settle in a peaceful yet accessible location. With its generous living space and thoughtful design, this property is sure to attract interest from discerning buyers. Don't miss the chance to make this lovely house your new home.

Ground Floor

Entrance Hallway

UPVC composite entrance door and side panel, alarm panel, tiled floor, open plan staircase to the first floor, double central heating radiator and service door to garage.

Cloakroom/WC

With wc, wash hand basin, tiled floor and tiled splash backs

Lounge/Dining Room 6.93 x 4.14 (22'09" x 13'07")

A large family room with a media wall with a tv point, double central heating radiator, laminated floor, coving to ceiling, UPVC double glazed sliding door and windows to garden

Kitchen/Breakfast Room 4.78 x 3.43 (15'08" x 11'03")

Extensively fitted with a range of laminated wall and base units, laminated working surfaces over, inset one and a half bowl sink unit and mixer taps over, UPVC double glazed window, tiled splash backs, coving to ceiling, space for integral electric range, stainless steel splash back, extractor hood over, integral dish washer, wine rack, central island unit with breakfast bar, granite tiled floor with underfloor heating, double central heating radiator, through to

Utility Room 2.39 x 1.78 (7'10" x 5'10")

With co-ordinating wall and base units, laminated working surfaces over, plumbing for washing machine, tumble dryer, granite tiled floor, coving to ceiling and rear entrance door

FIRST FLOOR

Landing

Spindle balustrade, double central heating radiator, upvc double glazed window to front and coving to ceiling

Bedroom One 4.83 x 3.23 (15'10" x 10'07")

Having double glazed window , two sets of fitted wardrobes, tv point, coving to ceiling and door through to





En-Suite shower room/WC

With walk in shower having mains waterfall shower being tiled, wc, pedestal wash hand basin, chrome heated towel rail, opaque UPVC double glazed window, tiled floor, laminated panelling to half height, coving to ceiling and spot lighting

Bedroom Two 4.34 x 3.61 (14'03" x 11'10")

With upvc double glazed window to the front, double central heating radiator, coving to ceiling, fitted wardrobes and tv point





En-Suite shower room/WC

With separate shower cubicle with mains shower being panelled, wc and wash hand basin in vanity unit and storage below, opaque UPVC double glazed window, coving to ceiling and central heating radiator

Bedroom Three 3.61 x 3.56 (11'10" x 11'08")

UPVC double glazed window, double central heating radiator, coving to ceiling.

Bedroom Four 3.20 x 2.84 (10'06" x 9'04")

UPVC double glazed window, double central heating radiator, coving to ceiling and fitted wardrobes



Family Bathroom/WC

Extensively fitted with a white suite including airbath in tiled surround, separate shower cubicle being tiled with mains shower, wc, pedestal wash hand basin, tiled floor, coving to ceiling, spot lighting, opaque UPVC double glazed window, tiled floor, chrome heated towel rail and tiling to half height

Garage 5.46 x 5.03 (17'11" x 16'06")

Having two electric doors, power, lighting and gas boiler.

Exterior

Immediately to the front of the property there is a driveway providing off street car parking for four vehicles as well as a rockery garden. A side path leads to the rear garden which is landscaped including large decked patio area with spindle balustrade, steps lead down to the garden laid to lawn.

Energy Performance Certificate

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/0143-2876-7116-9296-9715>

EPC Grade D

Other General Information

Tenure: Freehold

Gas and Electricity: Mains (smart meter)

Sewerage and water: Mains

Broadband: Ultrafast Broadband available. Highest available download speed 1800 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: E Annual price: £2,977.41 (Maximum 2025)

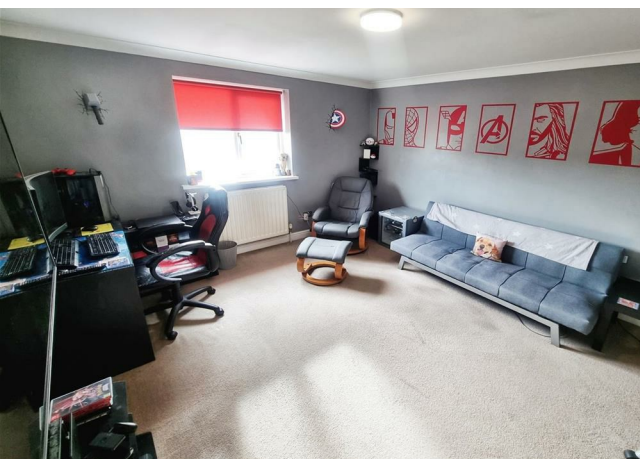
Energy Performance Certificate Grade D

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: 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.





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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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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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