



VENTURE
PLATINUM

Low Jobs Hill | Crook
£375,000



Welcome to this charming property located in the picturesque area of Low Jobs Hill, Crook. This delightful dormer bungalow offers a modern interior with a spacious layout, perfect for a growing family or those who love to entertain.

As you step inside, you are greeted by two/three reception rooms that provide ample space for relaxation and social gatherings. With four or five bedrooms spread over two floors, there is plenty of room for everyone to have their own space. The two bathrooms ensure convenience and comfort for all residents.

This flexible dormer detached property boasts 1431.6 sq ft of living space, offering versatility and room to adapt to your needs. The garage and parking for four vehicles provide practicality and convenience for modern living.

One of the highlights of this property is the beautiful gardens with views over Crook, where you can unwind and enjoy the tranquillity of the surroundings. Whether you are a nature lover or simply enjoy outdoor living, this property offers the perfect setting for relaxation and enjoyment.

Don't miss the opportunity to make this property your own and experience the best of countryside living with all the modern comforts you desire. Contact us today to arrange a viewing and start envisioning your new life in this wonderful home.

GROUND FLOOR

Entrance

UPVC double glazed front doors leading to

Entrance Hallway

With laminate flooring, central heating radiator and stairs rising to first floor.

Kitchen 4.320 x 3.330 (14'2" x 10'11")

Fitted with a good range of high gloss wall and base units having contrasting work surfaces over, integrated double eye level electric oven and separate gas hob, integrated dishwasher, sink unit with mixer tap, LED underlighting, spot lighting to ceiling, laminate flooring and uPVC double glazed window to rear.

Rear Lobby

Having uPVC rear entrance door and plumbing for washing machine.

Living Room 8.360 x 3.330 (27'5" x 10'11")

A spacious family sized living room with large uPVC double glazed windows to front elevation allowing for light to flow through the room as well and French doors opening onto the front patio, feature fireplace housing ,multi burning stove and two central heating radiators.

Inner Hallway

Leading to shower room and bedrooms.

Ground Floor Shower Room

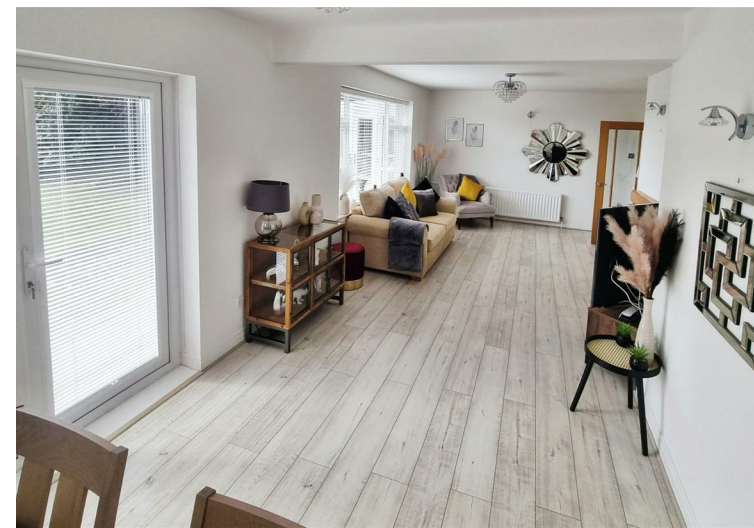
Fitted with a modern suite having walk in shower cubicle with mains rainfall shower over and also a hand held shower head, wash hand basin set to vanity unit, chrome heated towel rail and fully tiled walls.

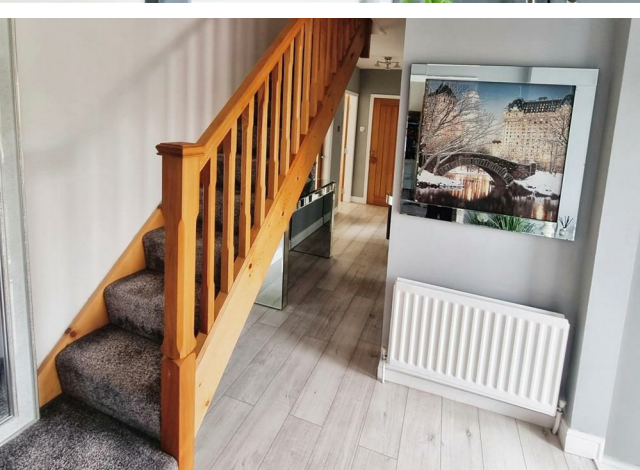
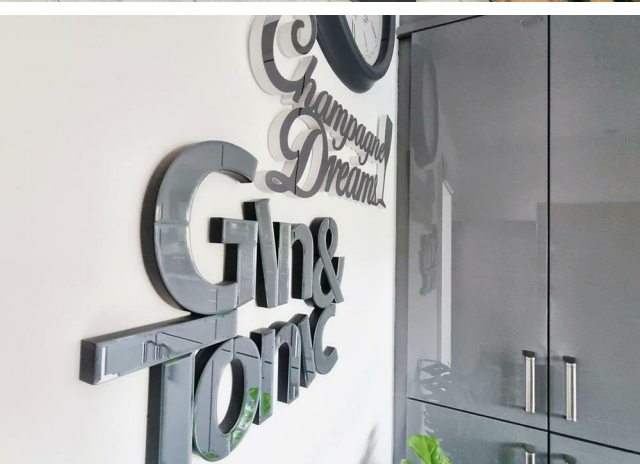
Separate WC

Having fully tiled walls, wash hand basin , wc and chrome heated towel rail.

Reception Room/Bedroom 3.710 x 3.630 (12'2" x 11'10")

Currently used by the owners as a bedroom however could be a dining room or second reception room. With laminate flooring, wall lights, central heating radiator and double doors opening out into conservatory.





Sun Room 3.380 x 2.920 (11'1" x 9'6")

Having tiled flooring and full length uPVC windows and doors to the front enjoying the open views.

Bedroom One 3.350 x 2.640 (10'11" x 8'7")

Having storage cupboard, central heating radiator and uPVC double glazed window.

En Suite WC

Fitted with a white suite wc and wash hand basin set to vanity unit and a chrome heated towel rail.





FIRST FLOOR

Landing

With storage cupboards.

Bedroom Two 3.630 x 3.610 (11'10" x 11'10")

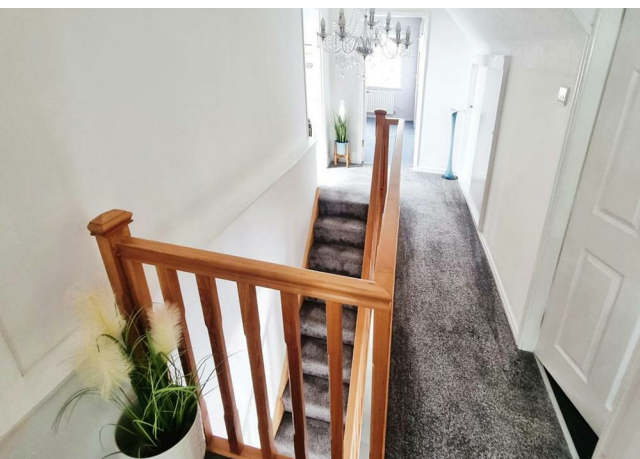
Having fitted wardrobes, central heating radiator and uPVC double glazed window to side.

Bedroom Three 3.630 x 3.330 (11'10" x 10'11")

Having central heating radiator, storage cupboards, wash hand basin and uPVC double glazed window.

Bedroom Four 4.110 x 2.160 (13'5" x 7'1")

With central heating radiator and uPVC double glazed window.



Shower Room/WC

Separate shower cubicle with electric shower being tiled, wc, wash hand basin in vanity unit and storage under, opaque UPVC double glazed window, double central heating radiator and spot lighting

Externally

Occupying a large extensive plot. From the roadside there is a large sweeping driveway providing car parking for numerous vehicles which leads to an attached garage. Also to the rear there are large gardens mainly laid to lawn with flower borders, shrubs. There is access to both sides of the property with flower borders etc. Access to the cellar. Whilst to the front there is a very large garden with fantastic open views over fields, countryside and beyond. The gardens are mainly laid to lawns with well stocked flower borders, pond, pathway, and large patio area

Garage

A good sized garage with electric up and over door.

Energy Performance Certificate

To view the full Energy Performance Certificate please use the following link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/1334-9721-9400-0770-1296>

EPC Grade D

Other General Information

Tenure: Freehold

Gas: mains

Electricity: Mains

Sewerage and water: Mains

Broadband: Superfast broadband available (Highest available download speed: 16-25 Mbps, Highest available upload speed: 0-1 Mbps)

Mobile Signal/coverage: Likely with EE & 02

Council Tax: Durham County Council, Band: E. Annual price: £2971 (Maximum 2024)

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.

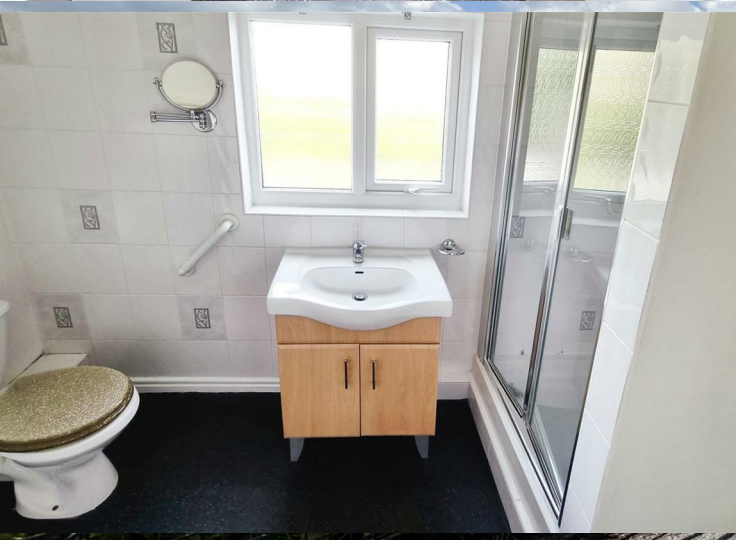
Flood Risk: Very low risk of surface water flooding, Very low risk of flooding from rivers and the sea

Conservation Area: Crook Designated 1975 Amended 2013

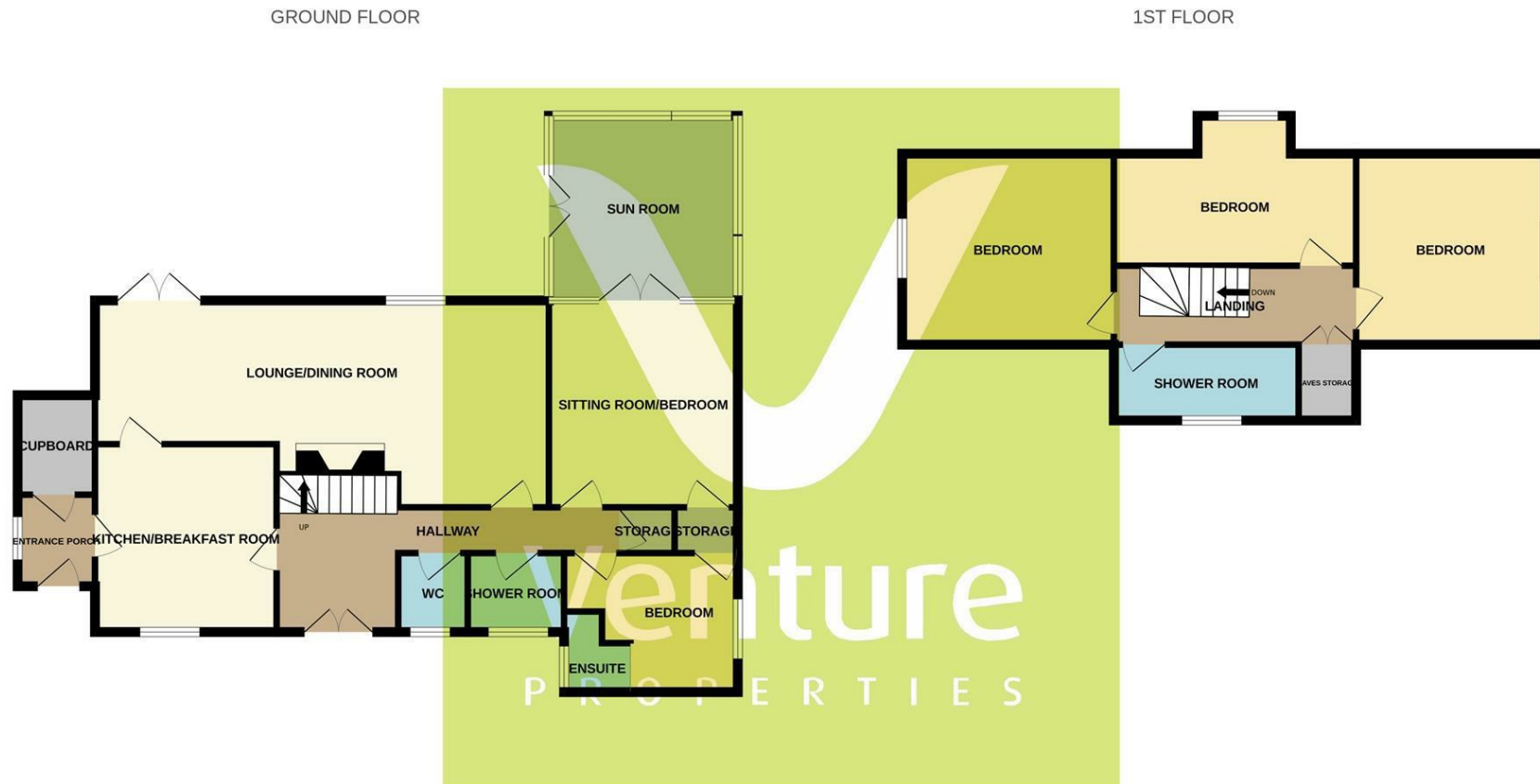
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Oakridge Low Jobs Hill | Crook



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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