



VENTURE  
PLATINUM

Austen Way | Crook  
£465,000



This impressive four-bedroom detached family home offers a perfect blend of comfort and style. With ample space for the whole family, the property boasts two generous reception rooms, providing versatile areas for relaxation and entertainment.

The heart of the home is the well-appointed kitchen, which flows seamlessly into a delightful garden room at the rear, allowing for an abundance of natural light and picturesque views of the landscaped garden. The lounge offers a cosy retreat, ideal for unwinding after a long day.

This residence features four spacious bedrooms, including a master suite with an en suite shower room, ensuring privacy and convenience for the occupants. Additionally, there are two well-equipped bathrooms, catering to the needs of a busy family.

For those with multiple vehicles, the property provides ample parking space for up to five cars, complemented by a double garage for extra storage or workshop potential. The beautifully landscaped rear garden is perfect for outdoor gatherings, children's play, or simply enjoying the fresh air in a serene setting.

This substantial family home is not only a haven of comfort but also a fantastic opportunity for those seeking a peaceful lifestyle in a desirable location. With its generous living spaces and thoughtful design, this property is sure to impress.

## GROUND FLOOR

### Entrance Hallway

Having composite front entrance door, central heating radiator, laminate flooring and stairs rising to first floor.

### Lounge 5.386 x 4.400 (17'8" x 14'5")

Having feature fireplace with gas fire, central heating radiator and uPVC double glazed window to front.

### Kitchen & Dining Room 4.015 x 7.697 (13'2" x 25'3")

Fitted with wall and base units having contrasting work surfaces over and built in breakfast bar, sink unit with mixer tap, integrated dishwasher, space for range oven, laminate flooring.

The dining end has ample space for a dining table and chairs with sliding patio doors to rear.

### Utility Room

Fitted with wall and base units with contrasting work surfaces over, stainless steel sink unit with mixer tap, integrated microwave grill oven, plumbing for washing machine and space for tumble dryer, wall mounted gas boiler, chrome heated towel rail and service door to the garage.

### Garage 5.215 x 3.278 (17'1" x 10'9")

A double garage with two up and over doors.

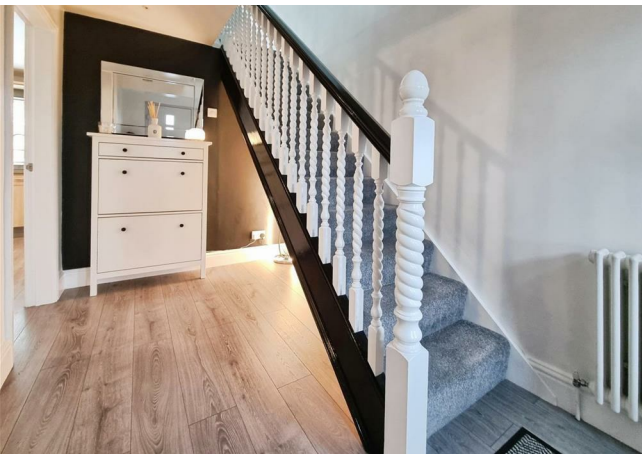
### Rear Hallway

Having central heating radiator and uPVC double glazed door to side.

### Garden Room 2.159 x 4.085 (7'0" x 13'4")

With two Velux roof windows, laminate flooring and double French doors to rear.





#### Ground Floor WC

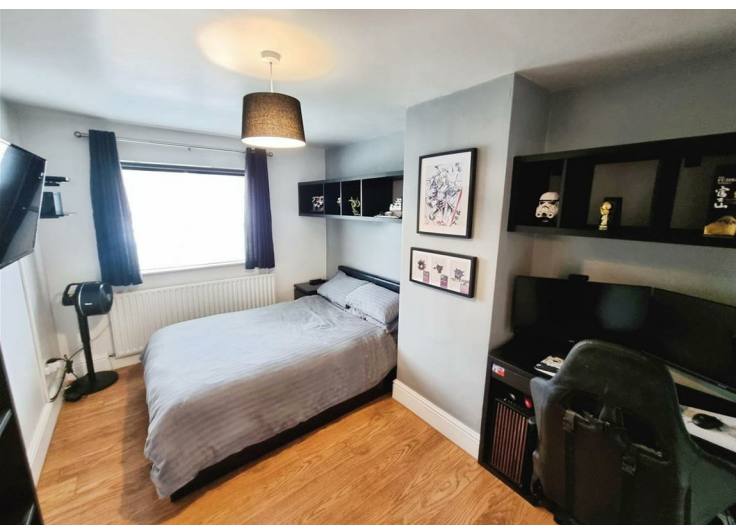
Fitted with a white WC, wash hand basin, central heating radiator and large double storage cupboard.

#### FIRST FLOOR

##### Landing

A spacious landing having dual aspect windows, central heating radiator and loft hatch.





#### Office

Having central heating radiator and double glazed windows to rear.

#### Bedroom One 5.345 x 3.740 (17'6" x 12'3")

Having central heating radiator and two double glazed windows to front.

#### Ensuite Shower Room/ WC

Modern fitted ensuite shower room, walk in shower, WC, wash hand basin set to vanity unit, vertical radiator and tiled flooring.

#### Bedroom Two 4.023 x 2.734 (13'2" x 8'11" )

Having central heating radiator and uPVC double glazed window to front.



### Bedroom Three 4.015 x 2.556 (13'2" x 8'4" )

Having central heating radiator and uPVC double glazed window to front.

### Bedroom Four 3.358 x 3.194 (11'0" x 10'5")

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

### Bathroom/ WC

Fitted with a panelled bath, corner shower unit, WC, wash hand basin, central heating radiator and airing cupboard.

### Externally

To the rear the sellers have recently landscaped the garden creating a beautiful area with lawn, raised Decking, patio and purpose built summerhouse and bar.

To the front is a good sized driveway allowing for off road parking leading to single garage. There are two electric vehicle charging points.



### 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/0310-2385-9560-2105-5181>

EPC Grade C

### Other General Information

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.

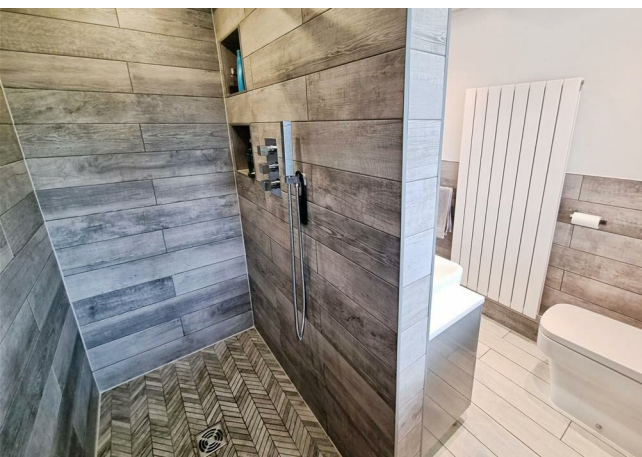
Mobile Signal/coverage: Likely with O2. We recommend contacting your service provider for further information.

Council Tax: Durham County Council, Band: E Annual price: £2,977.41 (Maximum 2025)

Energy Performance Certificate Grade 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 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.





# 27 Austen Way | 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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