



**Beechburn Park**

Crook DL15 8SA

**£215,000**

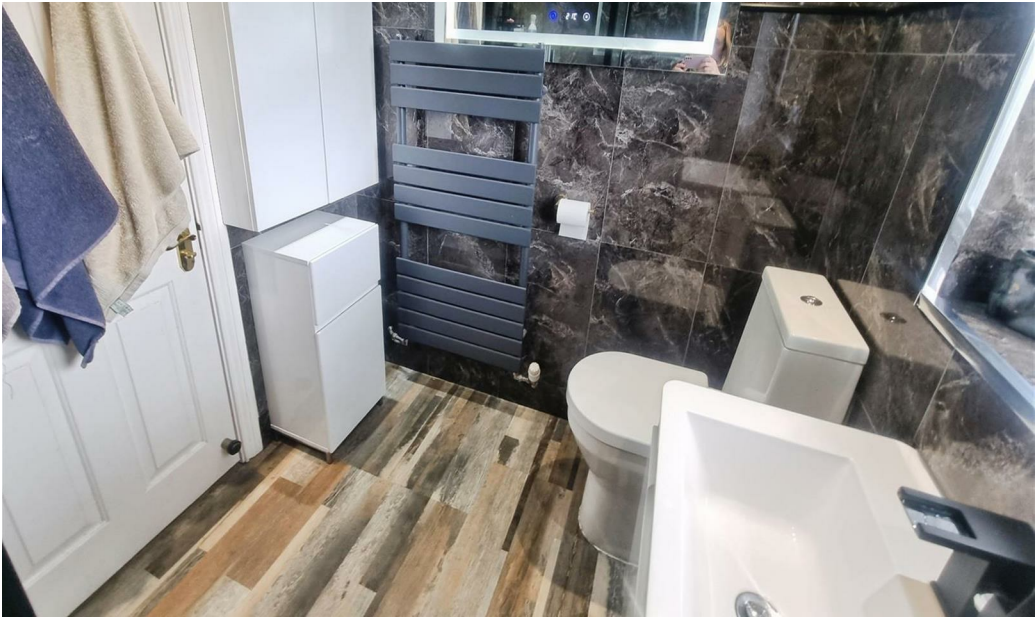






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# Beechburn Park

Crook DL15 8SA



- Three Bedroom Detached Family Home
- EPC Grade D
- Front Lawn

- Very Popular Location
- Ground Floor Cloaks WC
- Driveway For Off Road Parking

- Kitchen & Dining Room
- Spacious Lounge To Front
- Single Garage

Nestled in the charming area of Beechburn Park, Crook, this delightful three-bedroom detached family home offers a perfect blend of comfort and convenience. Spanning an impressive 883 square feet, the property is designed to cater to the needs of modern family living.

Upon entering, you are welcomed into a spacious lounge that provides an inviting atmosphere for relaxation and entertainment. The adjoining dining room is ideal for family meals and gatherings, while the well-appointed family kitchen is both functional and stylish, making it a joy to prepare meals. Additionally, the ground floor features a convenient cloakroom with a WC, enhancing the practicality of the home.

The property boasts a lovely rear garden, perfect for outdoor activities, gardening, or simply enjoying the fresh air. The front of the house features a driveway that accommodates parking for up to three vehicles, along with a garage, ensuring ample space for your vehicles and storage needs.

This home is not only a sanctuary for family life but also a wonderful opportunity to enjoy the peaceful surroundings of Beechburn Park. With its well-thought-out layout and desirable features, this property is sure to appeal to families seeking a welcoming and functional space to call home. Don't miss the chance to make this charming house your own.

## Ground Floor

### Entrance

UPVC entrance door and central heating radiator.

### Cloaks/WC

WC, wash hand basin, tiled splashbacks, vinyl flooring and opaque UPVC double glazed window.

### Lounge

15'10 x 13'6 (4.83m x 4.11m)

With UPVC double glazed window, composite fire surround with marble inset and hearth housing gas fire. Central heating radiator and open plan staircase to first floor.

### Kitchen/Diner

With a range of wall and base units with laminate work surfaces over, stainless steel sink unit with mixer tap, integrated electric oven, gas hob and extractor over, tiled splashbacks, tiled flooring, central heating radiator, two UPVC double glazed windows, UPVC entrance door, storage cupboard, plumbing and space for washing machine and dishwasher, service door to garage

### Dining Room/Family Room

10'0 x 9'6 (3.05m x 2.90m)

UPVC double glazed French doors opening onto the rear garden. Central heating radiator.

### First Floor

#### Landing

UPVC double glazed window, loft access. Loft is fully boarded with lighting and pull down ladder. Airing cupboard with tiled floor and central heating radiator.

#### Bathroom/WC

Corner shower cubicle, tiled, with mains shower, modern WC and wash hand basin in vanity unit. Tiled walls, central heating radiator vinyl flooring, laminate panelled ceiling with spot lights and opaque UPVC double glazed window.

#### Bedroom One

12'1 x 8'3 (3.68m x 2.51m)

UPVC double glazed window, central heating radiator, built in double wardrobe and built in single wardrobe.

#### Bedroom Two

9'6 x 8'5 (2.90m x 2.57m)

UPVC double glazed window and central heating radiator.

#### Bedroom Three

7'3 x 7'3 (2.21m x 2.21m)

UPVC double glazed window and central heating radiator.

### Exterior

To the front of the property is an open plan lawned area and block paved driveway

providing off street parking for us to two cars. This leads to an attached garage with roll up door, power and lighting with wall mounted gas boiler. To the rear is a good sized garden in two sections. A good sized paved patio leads to a lawned garden area with planted borders. There is an external water supply and security light.

### 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/8593-6636-9129-5027-3983>

EPC Grade D

### 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 EE and O2.

Council Tax: Durham County Council, Band: C Annual price: £2,165.39 (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.

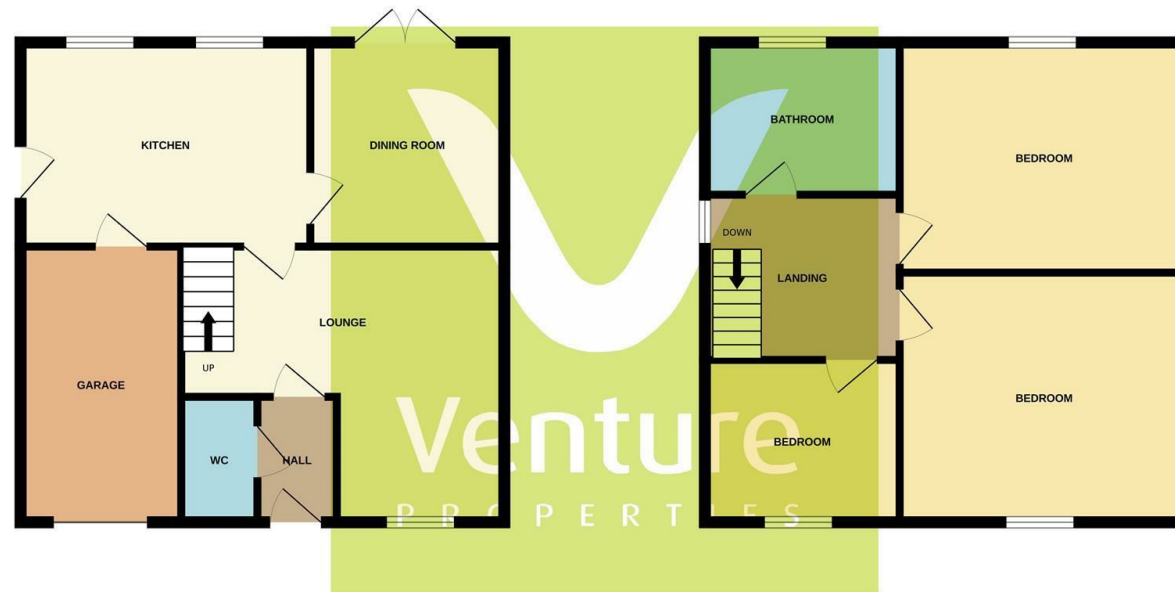
Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

### Disclaimer

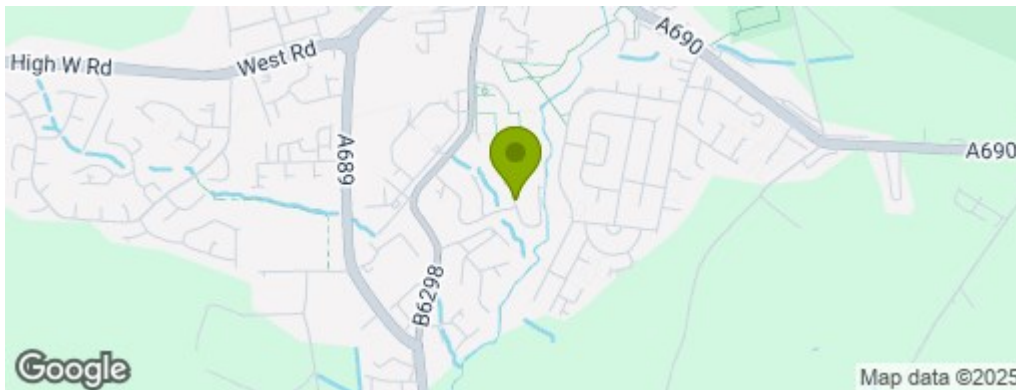
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GROUND FLOOR

1ST FLOOR



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

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