



VENTURE
PLATINUM

Woodifield Hill | Crook
Offers In The Region Of £420,000



Nestled in the tranquil setting of Woodfield Hill, Crook, this exquisite bungalow offers a perfect blend of comfort and modern living. One of the standout features of this property is the stunning open countryside views that can be enjoyed from various vantage points within the home. The picturesque surroundings create a serene backdrop which must be seen to be appreciated.

The bungalow boasts three generously sized double bedrooms, each thoughtfully designed with access to a luxurious bathroom, ensuring convenience and privacy for all occupants. Finished to a high standard, the interiors create a warm and welcoming atmosphere. With its impressive open plan kitchen, dining and garden room, this property is designed for both relaxation and entertaining. Externally there are well maintained and easy to maintain gardens, a double driveway and double garage.

Situated in a much sought after cul de sac location, this bungalow provides a peaceful retreat while still being convenient for town centre amenities.

Entrance Hall

Welcoming entrance hallway with a cloaks cupboard, recessed spotlighting and two radiators.

Living Room 5.17 x 4.21 (16'11" x 13'9")

Spacious and well presented reception room with a UPVC double glazed bay window to the front, two further UPVC double glazed windows to the side, a wall mounted gas fire, an integrated speaker system and radiator.

Open Plan Kitchen, Dining and Garden Room 7.73 x 6.75 (25'4" x 22'1")

An impressive open plan kitchen, dining and garden room which must be seen for full appreciation. The room is filled with natural light from two full length picture windows and two further UPVC double glazed windows, all enjoying views of the garden and the views over fields beyond.

The kitchen is comprehensively fitted with a range of units having contrasting worktops incorporating a sink and drainer unit with mixer tap, a built in oven and gas hob with stainless steel extractor over, an integrated fridge, freezer, dishwasher and wine cooler. Further features include a custom made display cabinet, recessed spotlighting, tiled flooring, a radiator and french doors opening to the conservatory.

Utility Room 3.38 x 1.58 (11'1" x 5'2")

Fitted with co-ordinating units and worktops incorporating a stainless steel sink unit with mixer tap, plumbing for a washing machine and dryer space, a wall mounted combi gas central heating boiler, recessed spotlighting, radiator and external door to the side.

Conservatory 2.64 x 2.34 (8'7" x 7'8")

An excellent addition to the property with glass roof, two sliding patio doors to the garden and tiling flooring.

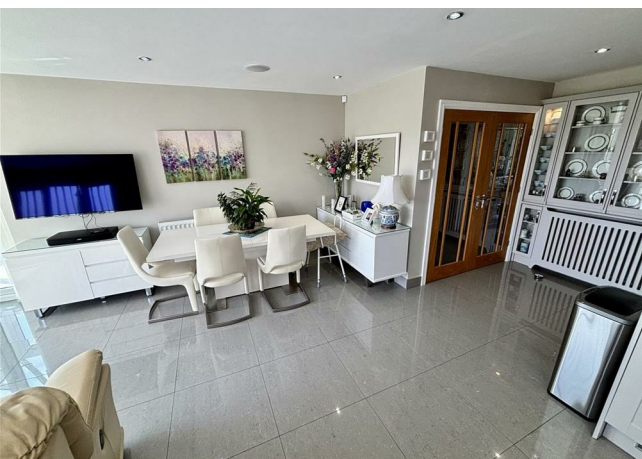
Bedroom One 5.01 x 2.96 (16'5" x 9'8")

Generous double bedroom with a UPVC double glazed window to the rear, fitted wardrobes and a radiator.

Dressing Room 2.27 x 1.48 (7'5" x 4'10")

Having a UPVC double glazed window to the rear, built in wardrobes and a radiator.





Ensuite 2.27 x 1.38 (7'5" x 4'6")

Comprising of a cubicle with mains fed shower, pedestal wash basin, WC, tiled splashbacks and flooring, a heated towel rail, extractor fan and recessed spotlighting.





Bedroom Two 3.81 x 3.64 (12'5" x 11'11")

Further well proportioned double bedroom with a UPVC double glazed window to the front, built in wardrobe and radiator. Having access to the loft via a retractable ladder, which is boarded and has lighting. Also having a jack and jill door to the bathroom/WC.

Bedroom Three 3.81 x 2.77 (12'5" x 9'1")

Double bedroom with a UPVC double glazed window to the front, built in wardrobe and radiator.

Ensuite 2.47 x 1.00 (8'1" x 3'3")

Comprising of a cubicle with mains fed shower, pedestal wash basin, WC, tiled splashbacks and flooring, a heated towel rail, extractor fan, recessed spotlighting and UPVC double glazed opaque window to the front.



Bathroom/WC 2.62 x 2.14 (8'7" x 7'0")

Luxurious bathroom comprising of a bath with mixer shower over, cubicle with mains fed shower, hand wash basin set to a vanity unit and WC. Having a heated towel rail, extractor fan, recessed spotlighting, a shaver point and UPVC double glazed oqaque window to the side.

EXTERNAL

The property is located in a small cul de sac of similar bungalows bordering on to fields and enjoying lovely open views to the rear.

The gardens have been designed for easy maintenance with a lawned garden and double driveway leading to the garage at the front, whilst to the rear there is a further lawned areas, two patio areas and planted borders. There is also a covered storage area to the side of the property.



Double Garage 5.35 x 5.18 (17'6" x 16'11")

Having an electric door, power and lighting and a door to the rear garden.

Energy Performance Certificate

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/8798-9062-3839-9027-6053>

EPC Grade C

Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Superfast Highest available download speed 80 Mbps Highest available upload speed 20 Mbps

Mobile Signal/coverage: Limited, we would recommend speaking to your provider.

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 the sea.



Disclaimer

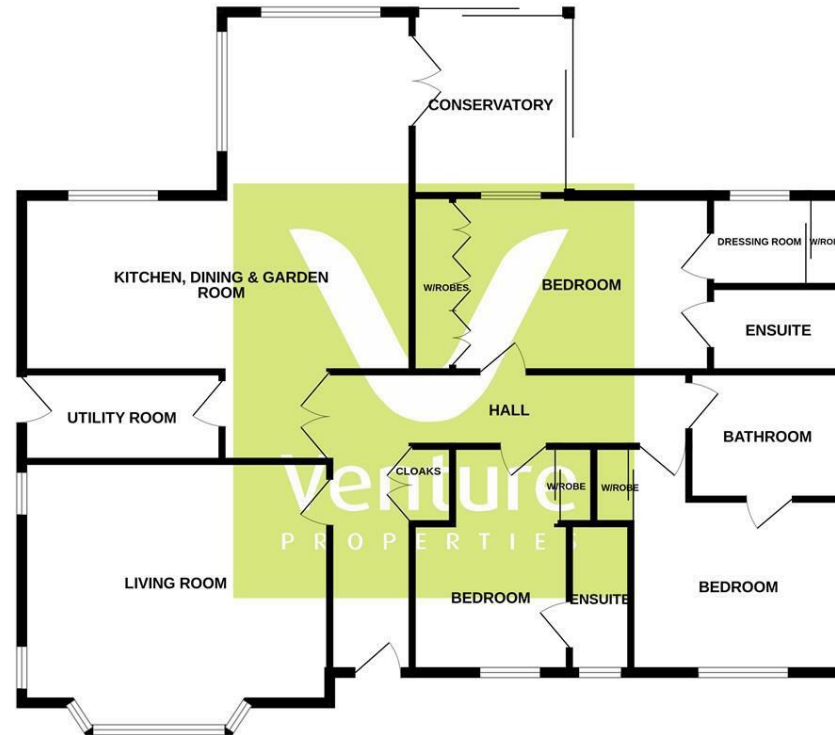
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GROUND FLOOR



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 misstatement. 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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