



VENTURE
PLATINUM

South View | Sunnybrow, Crook
Chain Free £300,000



A splendid four-bedroom detached bungalow offers a perfect blend of modern living and spacious outdoor enjoyment. Set on an excellent-sized plot, the property boasts beautifully maintained gardens and inviting patios, ideal for both relaxation and entertaining.

Upon entering, you will be greeted by a contemporary open-plan living space that seamlessly connects the reception room with the dining area and kitchen. This design not only enhances the flow of natural light but also creates a warm and welcoming atmosphere for family gatherings and social occasions. The bungalow features four well-proportioned bedrooms, providing ample space for family or guests. The master bedroom benefits from an en suite bathroom, while a second bathroom serves the remaining bedrooms, ensuring convenience for all.

For those with multiple vehicles, the property offers generous parking facilities, accommodating up to five vehicles across two driveways. Additionally, a garage with a utility room provides extra storage and practicality, making this home as functional as it is stylish.

This delightful bungalow is perfect for those seeking a peaceful retreat with the convenience of modern amenities. With its attractive gardens, spacious interiors, and excellent parking options, this property is a rare find in the desirable location of Sunnybrow. Don't miss the opportunity to make this lovely bungalow your new home.

Ground Floor

Entrance Hallway

With double Composite entrance doors, Karndean flooring, vertical radiator and double storage cupboard.

Lounge 6.267 x 4.242 (20'6" x 13'11")

Having feature inglenook fireplace housing multi burning stove, Karndean flooring, media wall and two uPVC double glazed windows to front and side.

Kitchen & Dining Room 2.795 x 6.803 (9'2" x 22'3")

Country style fitted kitchen with a range of wall and base units with solid oak worktops, integrated electric oven and gas hob with extraction chimney over, ceramic sink unit with mixer tap, dishwasher and integrated fridge freezer, breakfast bar, vaulted ceiling, central heating radiator and French doors leading to garden.

Inner Hallway

Connecting three bedrooms and the bathroom.

Bedroom One 4.278 x 3.950 (14'0" x 12'11")

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

En Suite Shower Room/WC

The shower room is not yet fitted the current sellers have advised this will be completed before completion.

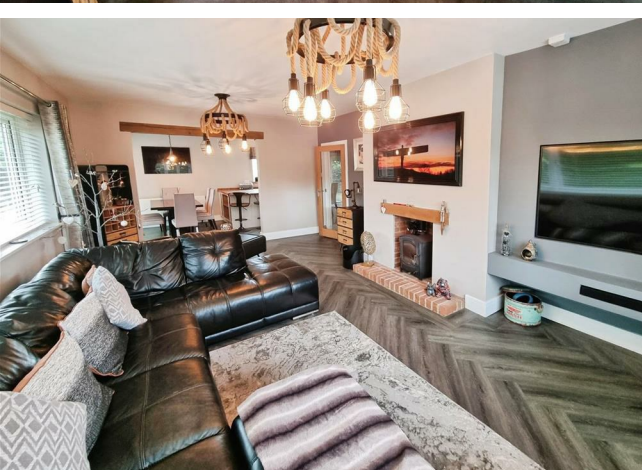
Bathroom/ WC

Fitted with a free standing bath, wash hand basin set to vanity unit, WC, tiled flooring, chrome heated towel rail and airing cupboard.

Bedroom Four 2.402 x 3.028 (7'10" x 9'11")

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





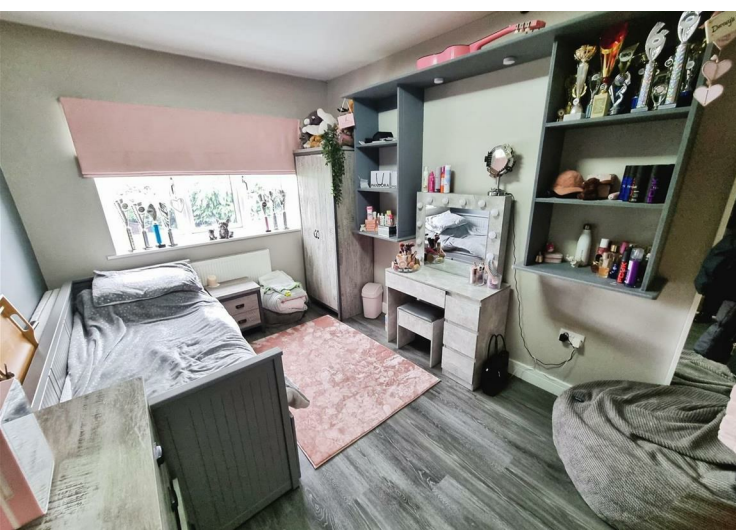
Bedroom Two 4.017 x 3.884 (13'2" x 12'8")

With central heating radiator, fitted double wardrobe and uPVC double glazed window to front.

Bedroom Three 4.017 x 2.740 (13'2" x 8'11")

With storage cupboard, central heating radiator and uPVC double glazed window to rear.





Garage 6.455 x 3.003 (21'2" x 9'10")

Large garage having electric door, central heating radiator and wall mounted gas boiler.

Utility Room 2.619 x 2.981 (8'7" x 9'9")

Utility room is located at the rear of the garage, it has a work surface, plumbing for washing machine, central heating radiator and uPVC rear entrance door.

Externally

The property sits within a good sized plot with gardens front, rear and both sides. There are two driveways to each side of the property providing ample off road parking. Additionally is a concrete built shed/outhouse.



Energy Performance Certificate

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

EPC Grade TBC

Other General Information

Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Broadband available. Highest available download speed 10,000 Mbps. Highest available upload speed 10,000 Mbps.

Mobile Signal/coverage: Limited with a number of different service providers. We recommend contacting your service provider for further information.

Council Tax: Durham County Council, Band: D Annual price: £2,501.73 (Maximum 2025)

Energy Performance Certificate Grade TBC

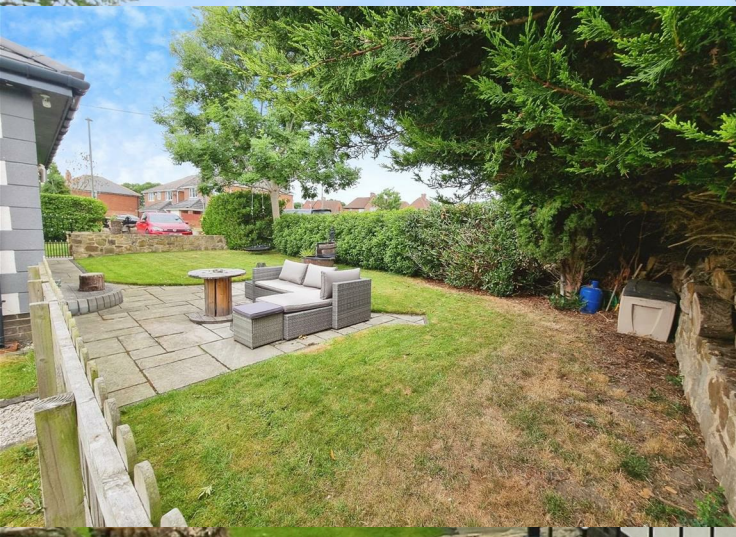
Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.

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

Disclaimer

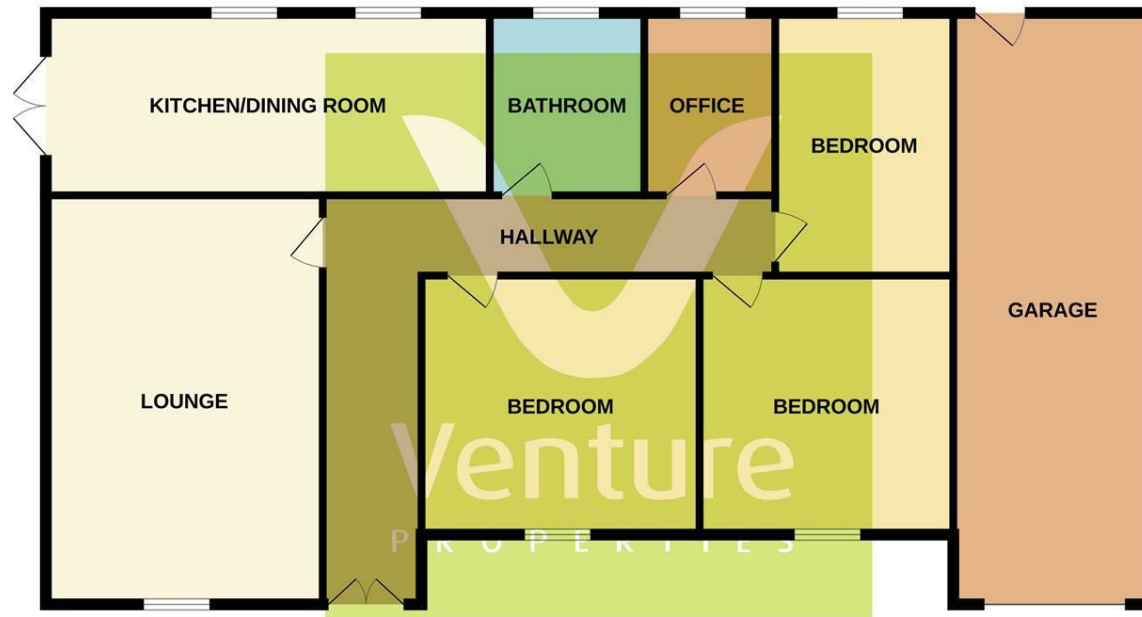
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The Oaks South View | Sunnybrow, Crook

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 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.