



**Larkin Close**

Crook DL15 9FP

**£165,000**







This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.





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# Larkin Close

## Crook DL15 9FP



- Three Bedroom Detached Home
- EPC Grade C
- Cul de Sac Location

- Conservatory To Rear
- UPVC Double Glazed
- Rear Garden

- Fitted Kitchen & Utility Room
- Gas Central Heating
- Front Driveway & Garage

A well presented three bedroom detached property which is pleasantly located in this lovely cul de sac location. With fantastic views over open fields and countryside to the front elevation. With Gas fired central heating and UPVC double glazing.

The property comprises: entrance hallway, cloakroom/wc, extensively fitted kitchen, utility room and store room, through lounge and a lovely conservatory. Whilst to the first floor there are three good sized bedrooms, the master having en-suite facilities and a family bathroom/wc. Viewing comes highly recommended to fully appreciate the accommodation on offer.

### Ground Floor

#### Entrance Hallway

UPVC double glazed front entrance door, coving to ceiling and central heating radiator

#### Cloakroom/wc

With wc, wash hand basin, tiled splash backs, and central heating radiator

#### Kitchen

9'10" x 6'08" (3.00 x 2.03)

Extensively fitted with a range of laminated wall and base units, laminated working surfaces over, inset one and a half bowl sink unit and mixer tap, integral appliances including electric oven, electric hob and extractor hood over, plumbing and space for washing machine, UPVC double glazed window, tiled splash backs, and double central heating radiator

#### Through Lounge

18'06" x 11'01" (5.64 x 3.38)

With wall mounted electric fire, coving to ceiling, tv point, UPVC double glazed window, two double central heating radiators, sliding patio doors through to

#### Garden Room

10'04" x 9'07" (3.15 x 2.92)

UPVC double glazed windows and French doors, laminated floor, spot lighting, two double central heating radiators

### First Floor

#### Landing

Coving to ceiling and storage cupboard housing circulating tank

#### Bedroom One

12'08" x 9'10" (3.86 x 3.00)

UPVC double glazed window, central heating radiator and coving to ceiling

#### En-Suite/wc

With separate shower cubicle having mains shower being tiled, wc, pedestal wash hand basin, opaque UPVC double glazed window, coving to ceiling and central heating radiator

#### Bedroom Two

11'10" x 8'11" (3.61 x 2.72)

UPVC double glazed window, central heating radiator and coving to ceiling

#### Bedroom Three

9'01" x 7'10" (2.77 x 2.39)

UPVC double glazed window, central heating radiator and coving to ceiling

#### Bathroom/wc

Fitted with a white suite including panelled bath with hand shower over, and shower screen, wc, pedestal wash hand basin, tiled walls, coving to ceiling, central heating radiator and opaque UPVC double glazed window

#### Exterior

Immediately to the front of the property there is a lawned garden with block stone paved driveway providing off street car parking for two vehicles leading to the garage which is now been split into two sections including a store room and a utility room. This measures 8' x 7'06 with a range of wall and base units, laminated work surfaces, wall mounted gas boiler. Whilst to the rear there is a lovely garden which is mainly laid to lawn with patio area, pond etc.

### 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/2656-3055-9201-4415-0204?print=true>

EPC Grade C

### 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.

Council Tax: Durham County Council, Band: C Annual price: £2,165.39 (Maximum 2025)

Energy Performance Certificate Grade C

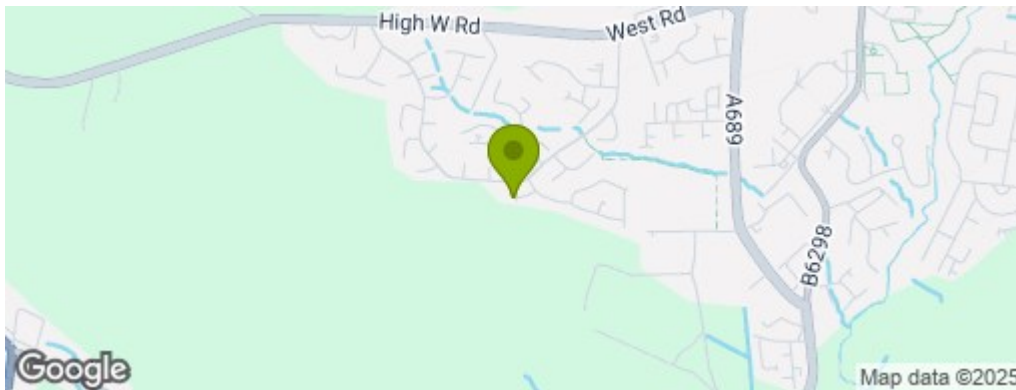
Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing. Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

### Disclaimer

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## Property Information

**01388 741174**

5 South Street, Crook, DL15 8NE  
crook@venturepropertiesuk.com