



Royal Grove, DL15 9ER  
4 Bed - House - Detached  
£220,000

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Robinsons are delighted to offer to the sales market, with the added benefit of no onward chain, this extended four-bedroom detached family home situated on Royal Grove, ideally located within walking distance of Crook town centre.

The property would make an excellent family home and has been thoughtfully extended to provide a second reception room on the ground floor, along with ample off-road parking and a generous enclosed rear garden. The home is warmed by gas central heating and benefits from UPVC double glazing throughout.

The internal accommodation briefly comprises an entrance vestibule with staircase leading to the first-floor landing. The spacious lounge/dining room features a large bay window to the front aspect, allowing plenty of natural light, and opens through to the garden room extension, which enjoys pleasant views over the rear garden and provides direct access outside.

The kitchen is fitted with a range of wall, base, and drawer units, along with an integrated hob and oven and space for additional appliances. A rear porch provides internal access to the garage and leads to a convenient cloakroom/WC.

To the first floor are four well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite shower room. Completing the accommodation is a family bathroom fitted with a three-piece suite.

Externally, the property occupies a pleasant plot with a block-paved driveway to the front providing parking for approximately three vehicles. To the rear, the enclosed garden is generously sized, wrapping around the rear and side of the property and offering an excellent outdoor space for families.

Royal Grove enjoys a highly convenient location in Crook, within easy walking distance of the town centre, which offers a range of everyday amenities and healthcare facilities. Schools and public transport links are also close by, making this an ideal location for families and commuters alike.

#### Agents Notes

Council Tax: Durham County Council, Band C - Approx. £1840.99 p.a  
Tenure: Freehold  
EPC Rating: D

Property Construction – Standard  
Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only  
Gas Supply - Mains  
Electricity supply – Mains  
Water Supply – Mains (not metered)

Sewerage – Mains

Heating – Gas Central Heating

Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area –yes

Probate – being applied for NA

Rights & Easements – None known, check with seller

Flood risk – refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – check with seller

Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.

Accessibility/Adaptations – any alterations or conversions etc.

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



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## Royal Grove Crook

Approximate Gross Internal Area  
1304 sq ft - 121 sq m



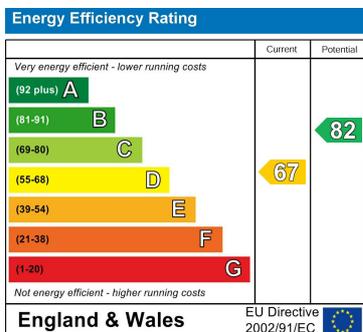
GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026



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Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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