



VENTURE
PLATINUM

New Park Lane | Crook
Offers Over £875,000



An Exceptional Contemporary Residence, Step into a home that doesn't just impress, it performs. Every inch of this striking property has been meticulously designed to deliver both high-end luxury and seamless everyday living. From the moment you arrive, the attention to detail is unmistakable.

This is more than a home; it is a statement of lifestyle. With cutting-edge design, luxurious finishes, and thoughtfully crafted spaces, this property delivers an exceptional standard of modern living rarely seen on the market.

Nestled in the desirable area of New Park Lane, Crook, this impressive detached house offers a remarkable living experience. The property boasts five generously sized bedrooms, including a luxurious master suite complete with an en suite bathroom, ensuring comfort and privacy for all family members, along with other en suite bedrooms and a family bathroom.

The home features two elegant reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The open-plan living area is designed for modern family life, providing a seamless flow between spaces that encourages both relaxation and socialising.

Outside, the extensive gardens are a true highlight, offering a tranquil retreat with a summer house and various eating areas, ideal for al fresco dining and enjoying the beautiful British weather. The property also includes a triple garage and ample off-road parking, providing convenience for multiple vehicles.

This exceptional home combines spacious living with a picturesque setting, making it an ideal choice for families seeking both comfort and style in a sought-after location. Don't miss the opportunity to make this stunning property your own.

Ground Floor

Hallway 6.902 x 6.267 (22'7" x 20'6")

A statement in itself, the entrance sets the tone for the entire home. A composite door opens into a breathtaking hallway featuring a solid oak staircase with sleek glass balustrade, porcelain tiled flooring, and a stunning feature marble wall. Cleverly designed storage includes an under stair cupboard housing zoned under floor heating controls, a cloaks cupboard, and a stylish ground floor WC. Comfort is assured with fully controlled under floor heating throughout.

Boot Room/Cloaks Cupboard

Practical meets stylish. Fitted with hanging space, shoe storage, bench seating, and a full-length mirror, perfect for busy households and effortless organisation.

Ground Floor WC

Elegantly appointed with a double wash basin set into a floating vanity, WC, heated towel rail, porcelain flooring, and recessed alcove for a clean, contemporary finish.

Cinema Room 5.468 x 4.267 (17'11" x 13'11")

A versatile and indulgent space currently configured as a private cinema. Designed for immersion, it boasts surround sound, a dropped ceiling with ambient lighting, and remote control blinds to three UPVC windows. Under floor heating ensures all year-round warmth.

Open Plan Living Kitchen Diner 14.690 x 9.282 (48'2" x 30'5")

The true heart of the home, designed for both entertaining and relaxed family living to be enjoyed as a whole.

Kitchen Area

A bespoke, high-gloss kitchen with contrasting cabinets and premium Corian work surfaces. Every detail has been considered, including hidden integrated coffee bar with sink, wine coolers and a fitted bar area, double eye-level ovens, full-height fridge and freezer, integrated dishwasher, and a central island with induction hob and breakfast seating, complemented by a ceiling extractor and layered lighting design.

Dining Area

Positioned centrally, featuring a bespoke dining table crafted to mirror the kitchen surfaces, creating a cohesive and elegant aesthetic.

Lounge Area

A luxurious yet inviting space featuring an electric stove with decorative log display, statement wall panelling with integrated lighting, and a lantern roof light flooding the space with natural light. A floating media wall with an ethanol flame fire creates a striking focal point and dividing the spaces yet maintaining the open plan feel.

Expansive glazing defines this area, with two sets of bi-fold doors and three sliding doors seamlessly connecting indoor and outdoor living.

Utility 4.199 x 2.430 (13'9" x 7'11")

This is a continuation of the kitchen's design with a mirroring image, offering additional storage with further base and full height units, Corian worktop and a dropped sink with drainer. Includes plumbing for laundry appliances and houses discreetly the surround sound system controls. External access is provided via a composite stable door. UPVC window with access to the office and rear entrance.

Office 3.528 x 2.353 (11'6" x 7'8")

A fully fitted home office and workspace with bespoke shelving and desk area, ideal for remote working in style and comfort. UPVC window and the porcelain flooring continues into this space.

Rear Entrance

A practical access point connecting directly to the garage, with concealed storage housing essential systems, ensuring maintenance access without disruption to the main living areas.

First Floor





Landing

A stunning split-level oak staircase leads to a mezzanine-style landing, enhanced by floor-to-ceiling glazing and striking vertical mirrored radiators. Includes access to a linen storage cupboard.

Master Suite 6.354 x 4.209 (20'10" x 13'9")

A luxurious retreat overlooking the rear of the property, featuring statement wall panelling, space for media installation, and direct access to an expansive dressing room. UPVC window and central heating radiators. Double glazed doors lead into the dressing room.

Dressing Room 3.850 x 2.018 (12'7" x 6'7")

Extensively fitted with wardrobes, drawers, shoe storage, dressing table with illuminated mirror, and integrated ironing facilities among other useful space saving ideas.





En Suite/WC 3.904 x 3.127 (12'9" x 10'3")

A spa-inspired sanctuary with a freestanding bath and waterfall tap, walk-through dual access shower behind smoked glass, twin vanity sinks, WC, porcelain tiling and Karndean flooring, heated towel rails, and premium lighting. Obscured UPVC window and ceiling spot lights.

Bedroom Two 6.415 x 4.360 (21'0" x 14'3")

Another exceptional bedroom with a feature media wall with alcove shelving and vanity storage below, UPVC window and central heating radiators a door leads into the dressing room/walk in wardrobe.

Dressing Room 3.916 x 3.985 (12'10" x 13'0")

(Please note the measurement incorporates the dressing room area and the ensuite.) The dressing room has mirrored wardrobes to one wall and floating drawer unit with opening into the en suite.

En Suite/WC

A private en suite featuring a double walk-in shower and contemporary fittings including WC and wash hand basin with vanity storage below, wall mounted mirror, heated towel rail, ceiling spot lights, UPVC window and extraction fan.

Bedroom Four 7.763 x 4.487 (25'5" x 14'8")

A cleverly designed space featuring a hidden dressing area, private WC with wash hand basin and vanity, Velux window and a UPVC window for abundant natural light. Central heating radiator and ceiling spot lights.



Bedroom Five 4.633 x 4.335 (15'2" x 14'2")

A generously sized room with three UPVC windows, fitted wardrobes to one wall and integrated media storage with alcove shelving and vanity storage below. Central heating radiator.

Bathroom/WC 3.252 x 3.541 (10'8" x 11'7")

A standout design featuring a curved tiled feature wall, freestanding oval bath with floor-mounted taps and handheld shower attachment, double wash hand basin with vanity storage and illuminated mirror above, walk-in double power shower, heated towel rails, UPVC window and premium finishes throughout.

Third Floor

Bedroom Three 7.378 x 5.974 (24'2" x 19'7")

A bright and spacious room with four Velux windows and pre-installed plumbing for a potential en suite. Two central heating radiators and provides access to a fully boarded loft with power, lighting, and external maintenance access points.

Exterior

Gardens

Gated entrance allows access to the property with ample off road parking for numerous vehicles, access to the garages and entrance to the property. Gated access to both sides to the rear garden.

The rear garden is laid with Indian flag stone seating areas and pathways to the summer house, bounded by fencing and shrubs. A simple but yet very effective and calming water feature, an area of artificial grass and turf. There is a fabulous entertaining area which allows under cover seating, pizza oven and cooking area, LED lighting and surround sound. All linked to the internal aspect of the property via bi-folding doors.

Summer House/Office 8.495 x 2.734 (27'10" x 8'11")

Having a shaker style kitchen area with base units, feature wall panelling, electric heating with power and lighting. Separate wash room with WC and sink unit. Flooded with natural light via UPVC windows and patio doors.

Triple Garage

A triple garage area, a double section and a single section both having electric roller doors, power and lighting. A door leads into the rear entrance of the property.

Agents Note

Please note that the tree in the garden is subject to a tree preservation order, more information can be obtained from your solicitor.

Agents Note

Furnishing items available by separate negotiation.

Solar Panels

The property benefits from solar panels which we understand are owned.

Energy Performance Certificate

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/0330-3756-9090-2329-2101>

EPC Grade B

Other General Information

Tenure: Freehold

Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Highest available download speed 10000 Mbps Highest available upload speed 10000 Mbps

Mobile Signal/coverage: Good Coverage from Vodaphone, O2, 3 and EE

Council Tax: Durham County Council, Band: A Annual price: £ 4,166.61 (Maximum 2026)

Energy Performance Certificate Grade: B

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 ground water flooding. Very low risk of flooding from seas and rivers

Disclaimer

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1 New Park Lane | Crook



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.

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