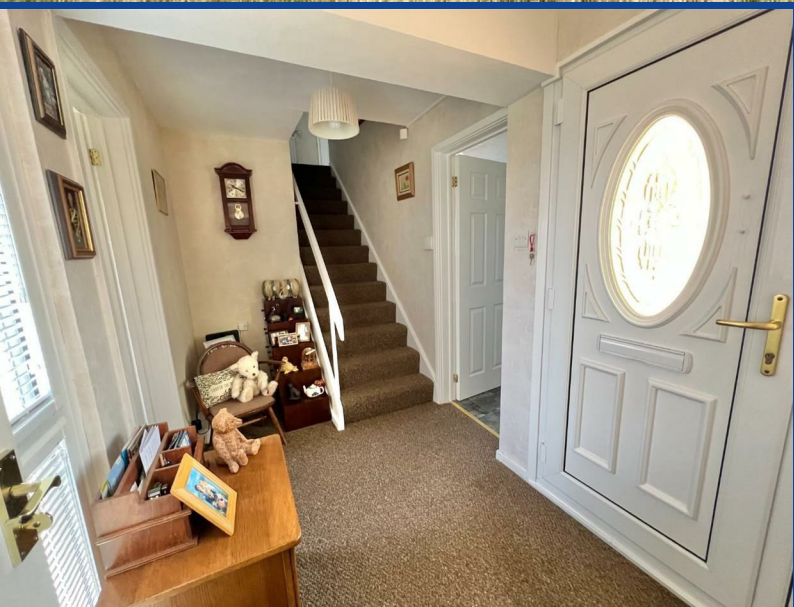




Bedburn Close, Crook, DL15 8QL
3 Bed - House - Link Detached
£150,000

ROBINSONS
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Robinsons are delighted to offer to the sales market this well-presented three-bedroom home, boasting enclosed gardens to both the front and rear. The property benefits from gas central heating, UPVC double glazing throughout, and the added advantage of roof-mounted solar panels.

The accommodation briefly comprises an entrance hallway with a cloakroom/WC, leading to a spacious lounge overlooking the rear garden. Sliding patio doors provide direct access to the garden, creating an ideal space for both relaxing and entertaining. The kitchen/dining room is fitted with a range of wall, base and drawer units, offering ample storage, space for appliances, and room for a family dining table. A rear hallway provides access to a generous understairs storage cupboard and a useful utility room with built-in storage.

To the first floor are three well-proportioned bedrooms and a stylish refitted shower room, featuring a modern three-piece suite comprising a walk-in shower enclosure, wash hand basin, and WC.

Externally, the property enjoys beautifully maintained enclosed gardens to both the front and rear. The gardens feature well-stocked flower beds, lawned areas, and patio seating spaces, while the rear garden also benefits from three useful storage sheds.

Bedburn Close is conveniently situated in Crook, within easy reach of the town centre, local schools, and excellent bus links, making it an ideal location for families and commuters alike.

An internal viewing is highly recommended to fully appreciate all that this lovely home has to offer. Contact Robinsons today for further information or to arrange your viewing.

AGENTS NOTES

Council Tax: Durham County Council, Band A- Approx. £1748 p.a
Tenure: Freehold

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

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 – 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 £42 (inc. VAT) per individual purchaser applies for carrying out these checks.



OUR SERVICES

Mortgage Advice

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Property Auctions

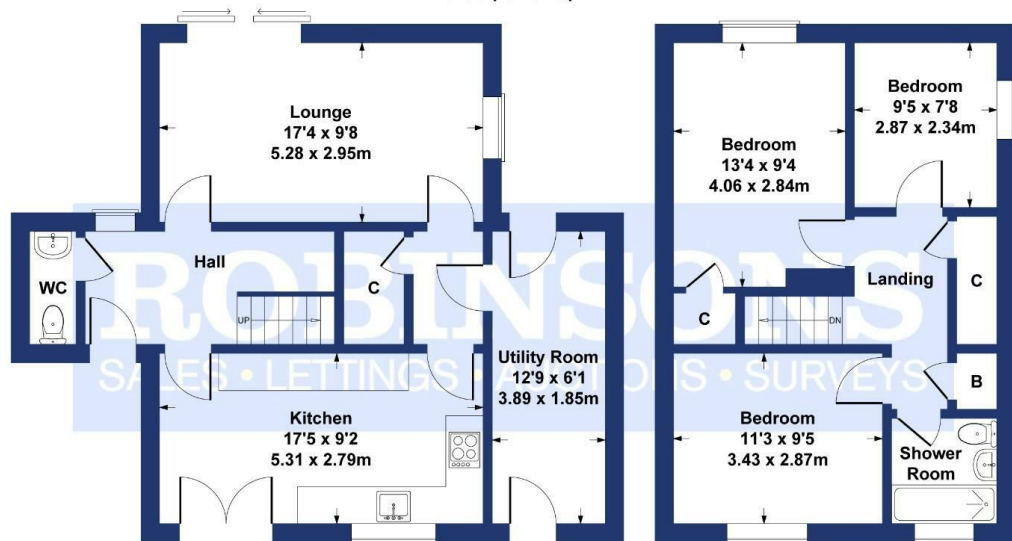
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Bedburn Close Crook

Approximate Gross Internal Area
1049 sq ft - 97 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC	70	75
England & Wales		

DURHAM

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DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

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E: info@robinsonsdurham.co.uk

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E: info@robinsonssedgefield.co.uk

WYNYARD

The Wynd
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T: 0174 064 5444

E: info@robinsonswynyrd.co.uk

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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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