



## Chaucer Drive

Crook DL15 9FN

Chain Free £270,000



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# Chaucer Drive

## Crook DL15 9FN



- Four Bedroom Detached Family Home
- EPC Grade C
- Garage

- Stunning Kitchen/Diner with Central Island
- En Suite Shower Room
- Car Charging Point

- Ground Floor Cloaks WC
- Rear Garden With Decking
- Ideal Family Home

This excellent four-bedroom detached family home presents a fantastic opportunity for those seeking space, comfort, and a touch of modern sophistication. Immaculately presented throughout, the property boasts generously sized rooms, perfect for family living and entertaining guests alike.

Step inside to find a sleek, contemporary fitted kitchen, complete with a central island ideal for meal prep, casual dining, or a catch-up over coffee. The inviting lounge opens via elegant French doors onto the wrap-around garden—a wonderful space for gatherings or relaxing in the summer months. With ample room for a hot tub, the garden offers a perfect retreat for those who love outdoor living.

On the ground floor, there is a handy cloakroom WC, while upstairs, the main bedroom features a stylish en suite shower room for added privacy and convenience. Three further bedrooms provide flexible accommodation for a growing family, home office, or guest rooms.

The property also benefits from a garage complete with a car charging point plus a private driveway, catering for modern needs and making day-to-day life that little bit easier.

Located in the welcoming community of Crook, residents can enjoy the charm of a traditional market town with a friendly atmosphere. Local amenities include well-regarded schools, independent shops, supermarkets, and cosy cafes. For outdoor enthusiasts, nearby Witton Castle Country Park and Crook Golf Club offer plenty of green spaces for walking and recreation.

Commuters will appreciate excellent transport links to Durham and Bishop Auckland, providing wider access to the North East's vibrant cities and picturesque countryside escapes.

This is a rarely available, beautifully maintained family home in a superb location. Arrange a viewing today to experience everything this exceptional property has to offer.

### Ground Floor

#### Entrance Hall

Via front entrance door, laminate, stairs to first floor and two upvc double glazed windows to side.

#### Ground Floor Cloakroom/WC

Fitted with a white wc, small wash hand basin set to vanity unit, central heating radiator and uPVC double glazed opaque window to rear.

#### Lounge

17'2" x 9'11" (5.243 x 3.039)

Having sliding patio doors to rear garden, two central heating radiators and uPVC double glazed window to front.

#### Kitchen/Breakfast Room

17'9" x 13'9" (5.416 x 4.192)

Fitted with a quality kitchen Having high gloss wall and base units having granite work surfaces over, integrated touch oven, and separate double eye level oven, space for American fridge freezer, integrated sink and drainer with instant boiler water tap, plumbing for washing machine and built in dishwasher, central island with built in wine cooler with granite work top, two vertical radiators, french patio doors to side and uPVC double glazed window to rear and front.

#### First Floor

#### Landing

With airing cupboard housing gas boiler.  
And loft hatch

#### Bedroom One

8'8" x 11'2" (2.644 x 3.417)

With central heating radiator and uPVC double glazed window to front and fitted wardrobes to one wall.

#### Ensuite Shower Room/WC

Wash hand basin set to vanity unit, chrome heated towel rail, wc, Fitted shower unit having mains shower over.

#### Bedroom Two

8'10" x 10'1" (2.705 x 3.084)

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

#### Bedroom Three

11'2" x 8'8" (3.423 x 2.646)

Having fitted wardrobes to one wall, central heating radiator and uPVC double glazed window to front.

#### Family Bathroom/WC

Fitted with a panelled bath having mains shower over and screen over, wash hand basin set to vanity unit, wc, chrome heated towel rail.

#### Bedroom Four

8'10" x 7'8" (2.701 x 2.339)

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

#### Externally

To the side is a beautiful Decking area with enough space to house a hot tub if required. To the rear is a patio area and garden laid to lawn, fish pond, outside tap and access to garage. To the front is a small garden area surrounded by wrought iron fencing.

#### Garage

There is a garage to side with driveway and car charging point.

#### 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/9338-1055-7284-6141-0910>

EPC Grade C

#### Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Available Highest available download speed 1800 Mbps Highest available upload speed 220 Mbps

Mobile Signal/coverage: Good with EE, Vodaphone, 3 and O2. We recommend you contact your provider to confirm their coverage.

Council Tax: Durham County Council, Band: C Annual price: £2,222.19 (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 the rivers and the sea.

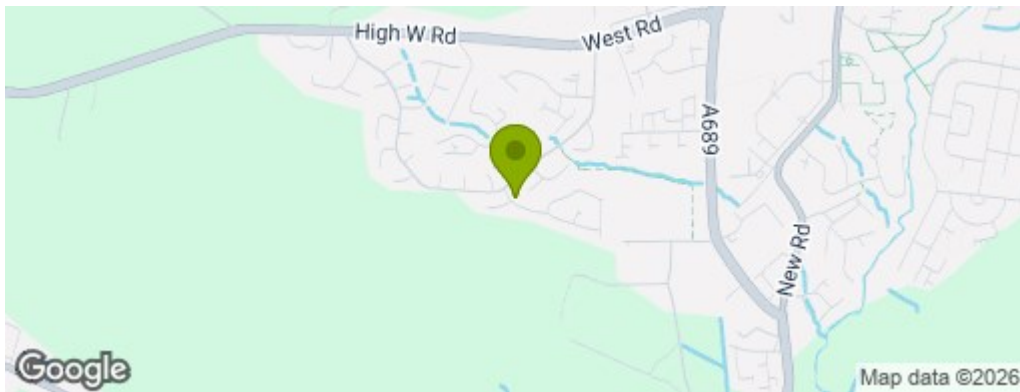
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### Property Information

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