



## Woodfield Hill

Crook DL15 9NU

£210,000





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# Woodifield Hill

Crook DL15 9NU



- Two Bedroom Semi Detached Property
- EPC Grade C
- Garden Room

- Living Accommodation On First Floor
- Substantial Corner Plot
- Garage To Rear

- Two Bedrooms on the Ground Floor
- Mature Private Gardens
- Private Location

Nestled in an enviable corner plot in the sought-after town of Crook, this exceptional semi-detached residence offers a unique blend of modern living and abundant outdoor space. Boasting two well-proportioned bedrooms and a beautifully presented shower room, the property impresses from the very first glance with its striking mature garden—a true haven for gardening enthusiasts and those who cherish privacy. The Home has been kept up to date by the current owners and we recommend a viewing to appreciate whats on offer.

Step inside to discover a stylish first-floor living space designed with comfort and entertaining in mind. The inviting lounge features a contemporary multi-burning stove, creating a warm and welcoming ambience year-round. A modern fitted kitchen is perfectly appointed for keen cooks, while the charming garden room leads onto a delightful terrace—ideal for enjoying alfresco dining or simply soaking up the views across the secluded, landscaped gardens.

The ground floor is equally impressive, with both bedrooms thoughtfully arranged for maximum comfort. The main bedroom boasts direct access to a private decking area through elegant patio doors, providing a quiet retreat to unwind amidst the serene outdoor setting. A separate, well-appointed shower room completes the accommodation, catering to busy modern lifestyles.

Crook itself provides an excellent location, with local amenities including independent shops, cosy cafés, and supermarkets just a short stroll away. Nature lovers will appreciate proximity to picturesque walks in the nearby Weardale countryside, while excellent transport links connect you easily to Durham city centre and the surrounding areas.

Opportunities to acquire a property of such individuality, with a superb garden plot and spacious, modern interiors, are rare. Early viewing is highly recommended to fully appreciate everything this remarkable home has to offer—schedule your visit today.

## FIRST FLOOR

### Entrance Hallway

Via upvc entrance door, central heating radiator, double storage cupboard and stairs leading to the ground floor.

### Garden Room

13'1" x 10'0" (4.002 x 3.051)  
Having laminate wood flooring and patio doors opening up onto the terrace.

### Kitchen

18'1" x 6'6" (5.523 x 1.992)  
Fitted with a modern range of wall and base units having contrasting work surfaces over, one and a half bowl sink unit with mixer tap, plumbing for washing machine, wall mounted gas boiler, slot and space for free standing oven, black heated towel rail, laminate flooring and upvc double glazed window to side.

### Lounge

18'10" x 14'4" (5.753 x 4.371)  
Having a feature inglenook housing the multi burning stove, laminate flooring, full length upvc double glazed windows to front and Juliette balcony.

## GROUND FLOOR

### Ground Floor Landing

Landing to the ground floor having laminate wood flooring , central heating radiator and large under stairs cupboard.

### Shower Room/WC

Fitted with a P shaped bath having shower and screen over, wc, wash hand basin, tiled splash backs and heated towel rail.

### Bedroom One

12'0" x 8'7" (3.666 x 2.619)  
Having fitted sliding wardrobes, central heating radiator and patio doors to the garden.

### Bedroom Two

13'5" x 9'3" (4.109 x 2.827)  
With fitted sliding wardrobe, central heating radiator and upvc double glazed window,

### Externally

Externally the property sits on a substantial corner plot with mature well stocked gardens, there is a steel built in terrace with steel steps leading down the the bottom garden, whilst a secluded decking area to the far corner of the garden provides a lovely peaceful area for sitting and enjoying the garden. A gravelled pathway leads you around the garden and a further decking area in front of the main bedroom with potting sheds ect. There is a garage to the rear.

## Energy Performance Certificate

To view the full Energy Performance Certificate please use the following link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0330-2046-9650-2826-7235>

EPC Grade C

## Other General Information

Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband:

Ultrafast Highest available download speed 1800 Mbps Highest available upload speed 220 Mbps

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

Council Tax: Durham County Council, Band: B Annual price: £ 1,944.42 (Maximum 2026)

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.

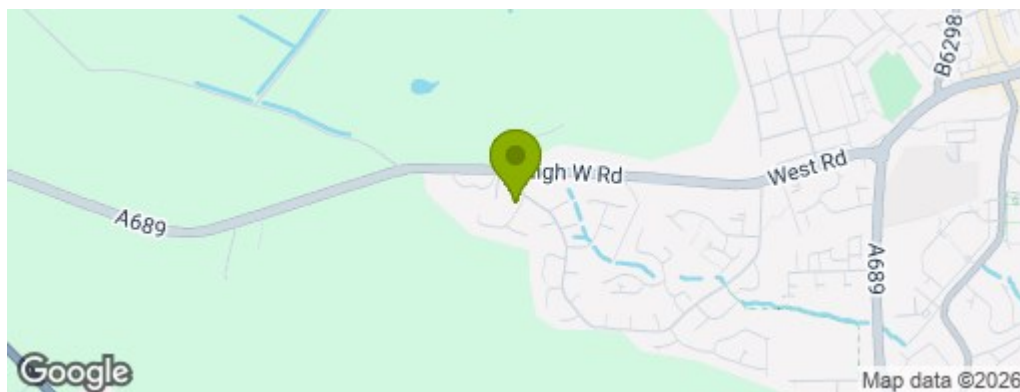
Flood Risk: Very low risk of ground water flooding. Very low risk of flooding from seas and rivers

## Disclaimer

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## Property Information

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