



Chaucer Drive | Crook
£320,000


Venture
PROPERTIES



Nestled in a stunning and private position on a highly sought-after residential development in Crook, this immaculate four-bedroom detached family home. Presented to a high standard throughout, this property is truly ready to move into, promising a lifestyle of comfort and refined living.

From the moment you arrive, the extensive gardens to the front create an impressive first impression. Expansive lawns are complemented by beautifully maintained flower borders, while a spacious gravelled driveway offers ample parking for at least six vehicles, in addition to a garage providing valuable outside storage and further convenience.

Upon entering the home, the sense of care and attention to detail is immediately apparent. The bright, airy reception spaces are designed to maximise the breath-taking panoramic views across open fields and countryside, enjoyed from the majority of elevations. With four well-proportioned bedrooms and two modern bathrooms, the layout is perfectly suited for family life, providing both space and privacy for all members of the household.

The generous gardens continue to the rear and side, presenting further areas for relaxation, entertaining, or play, all securely enclosed for peace of mind. This outdoor space is ideal for those who love spending time in the fresh air, gardening, or simply unwinding amidst the tranquil rural setting.

The location offers the best of both worlds – peace and privacy, yet with convenient access to Crook's vibrant town centre, where you'll find a selection of shops, cafes, and essential amenities. Excellent local schools are within easy reach, making this an idyllic setting for families. Nature enthusiasts will appreciate proximity to local countryside walks, parks, and popular leisure trails, while transport links ensure easy commutes to nearby Durham and Bishop Auckland.

Opportunities to purchase homes of such calibre in this exceptional setting are rare. Viewing is highly recommend

Ground Floor

Entrance Hallway

Having upvc front entrance door, open plan spindle staircase to the first floor, central heating radiator and tiled flooring.

Cloakroom/wc

Fitted with a white suite including wc, wash hand basin, tiled splash backs, tiled flooring and central heating radiator.

Lounge 5.18 x 3.10 (16'11" x 10'2")

Having Karndean flooring, upvc double glazed window to the front elevation with fitted window blinds and feature window to side taking in the views, feature fireplace having multi fuel burning stove , tv point and double doors open through to...

Dining Room 2.97 x 2.79 (9'8" x 9'1")

Having solid Karndean flooring, central heating radiator, feature upvc window to side and sliding patio doors through to...

Conservatory 3.66 x 3.45 (12'0" x 11'3")

Having Karndean flooring continuing through, vertical radiator , upvc double glazed windows and doors. Lovely open views to the side elevation and pleasantly overlooking the rear garden.

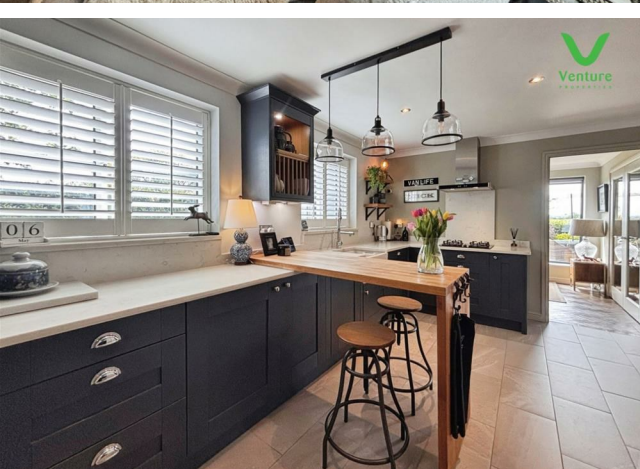
Kitchen/Breakfast Room 4.88 x 2.95 (16'0" x 9'8")

Extensively fitted with a quality range of navy blue wall and base units and mounted plate rack having white granite working surfaces over and splash backs to match, two upvc double glazed windows to the rear elevation both with fitted window blinds, Belfast sink unit with mixer tap, integral appliances including eye level electric oven & microwave, separate gas hob and extractor chimney over and granite installed splash back, integrated fridge freezer & dishwasher, built in breakfast bar with seating, central heating radiator and tiled flooring.

Snug 4.93 x 2.49 (16'2" x 8'2")

Converted from the garage with to create a cosy snug having tiled flooring , upvc double glazed window to front having fitted window blinds and central heating radiator.





Utility Room 2.34 x 2.34 (7'8" x 7'8")

Fitted with wall and base units to match the kitchen, white granite working surfaces over, inset single sink unit, mixer tap over, plumbing for washing machine and tumble dryer, upvc double glazed window, concealed wall mounted gas boiler, service door to access the garage and rear entrance door.

First Floor

Landing

Spacious Landing area having airing cupboard and loft hatch.





Bedroom One 3.96 x 3.53 (12'11" x 11'6")

Extensively fitted with a range of fitted bedroom furniture, upvc double glazed windows and fitted blinds overlooking the front garden, central heating radiator and tv point.

En-Suite

With double shower cubicle being tiled with mains shower, wc, pedestal wash hand basin set to vanity unit, opaque upvc double glazed window and grey heated towel rail, solid oak fitted shelf and spot lighting to ceiling.

Bedroom Two 3.71 x 2.59 (12'2" x 8'5")

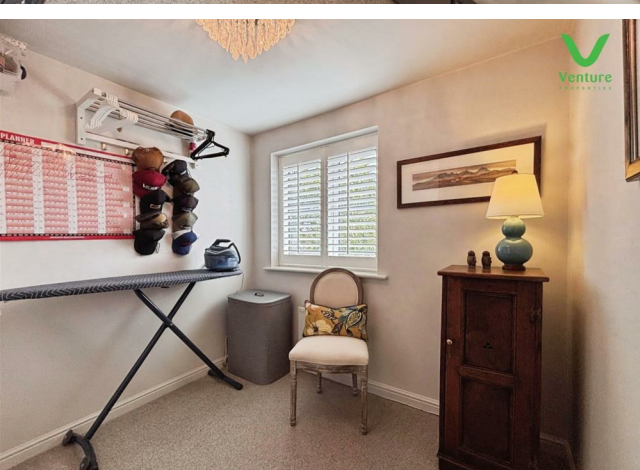
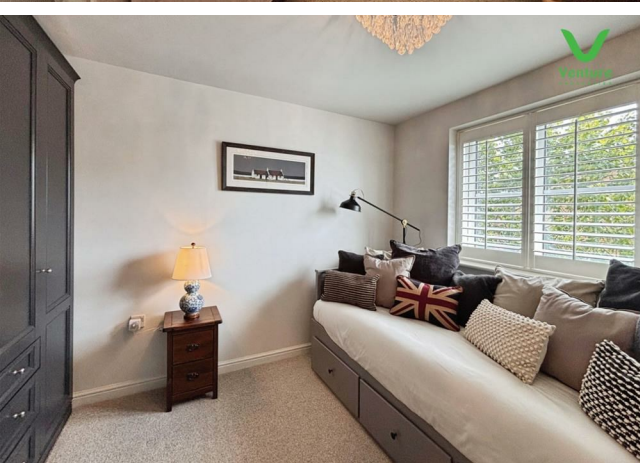
Having upvc double glazed window with fitted window blinds. central heating radiator and fitted wardrobes.

Bedroom Three 2.67 x 2.51 (8'9" x 8'2")

Having upvc double glazed window, again having fitted window blinds central heating radiator and fitted wardrobe.

Bedroom Four 2.49 x 2.46 (8'2" x 8'0")

Having upvc double glazed window with fitted window blinds, central heating radiator and fitted wardrobe.



Family Bathroom

Extensively fitted with a white suite including 'P' shaped panelled bath with mains shower and shower screen and tiling to part walls, wc , wash hand basin fitted to a traditional vanity unit below, tiled flooring and opaque upvc double glazed window to the side elevation and chrome heated towel rail.

Exterior

Immediately to the front of the property there is a gravelled driveway providing car parking for at least six vehicles. There is a garage with electric roller shutter door and car charging point, power and lighting. Also to the front there is a good sized landscaped area with rockery, decking area and shrubs. To the side, which is access via a gate, there is a lovely well maintained side and rear garden with lawns, gravelled area, timber storage shed and hot tub area with power and tiled plinth. There are panoramic views over fields and countryside

Energy Performance Certificate

To view the full energy performance certificate for this property, please use the following link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0360-2654-5650-2496-1225>

EPC Grade C

Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

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

Mobile Signal/coverage: We would recommend speaking to your provider to discuss this further.

Council Tax: Durham County Council, Band: E. Annual price: £3,055.52 (Maximum 2026)

Energy Performance Certificate Grade TBC

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 and flooding from the rivers and sea

Tree Preservation Order: We understand there are two oak trees within the boundaries with preservation orders.

Disclaimer

The preceding details have been sourced from the seller, OntheMarket.com and other third parties. Verification and clarification of this information, along with any further details concerning Material Information parts A, B and C, should be sought from a legal representative or appropriate authorities. Venture Properties (Crook) Limited cannot accept liability for any information provided





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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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