Sunnydene Meadows

Crook DL15 8GH

Offers Over £280,000

Venture PROPERTIES

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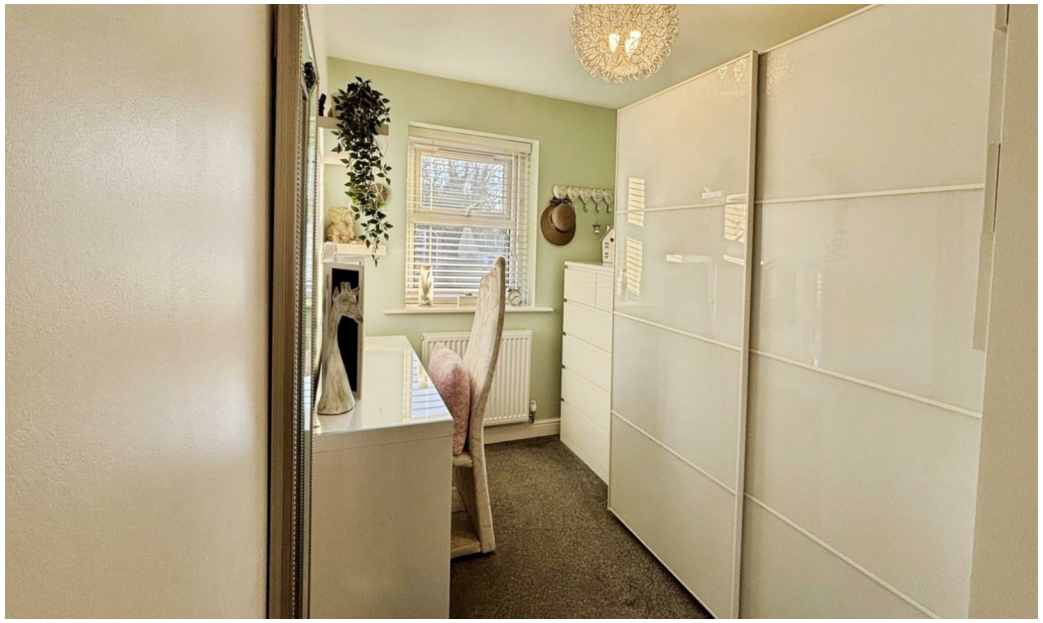

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Sunnydene Meadows

Crook DL15 8GH

- Stunning Four Bedroom Detached
- EPC Grade C
- Lounge With Feature Fireplace
- Executive Cul De Sac Location
- UPVC Double Glazed
- Extensively Fitted Kitchen
- Lovely Open Views To Rear
- Gas Central Heating
- Master Bedroom With En-Suite

Nestled in the tranquil cul-de-sac of Sunnydene Meadows, Howden Le Wear, this executive four-bedroom detached house, built in 2016, offers a perfect blend of modern living and natural beauty. As you approach the property, you are greeted by a beautifully landscaped front garden and a block-paved driveway that leads to an attached garage, providing ample parking space.

Step inside to discover an extensively fitted kitchen that is both stylish and functional, ideal for those who enjoy cooking and entertaining. The spacious layout of the home allows for comfortable living, with generous rooms that are filled with natural light.

One of the standout features of this property is the stunning views to the rear, which can be enjoyed from various vantage points within the home. The landscaped rear garden provides a serene outdoor space, perfect for relaxation or family gatherings.

This house is not just a home; it is a lifestyle choice, offering a peaceful retreat while still being conveniently located near local amenities. With its modern design and thoughtful features, this property is sure to appeal to families and professionals alike. Do not miss the opportunity to make this exquisite house your new home.

Ground Floor

Entrance Hallway
Front entrance door, laminated floor, central heating radiator, open plan staircase to the first floor and useful understairs recess

Cloakroom/WC
Extensively fitted with a white suite including wc, wash hand basin in vanity unit, feature tiled splash backs, central heating radiator and opaque UPVC double glazed window

Lounge
13'5" x 17'8" (4.107 x 5.389)
With lovely UPVC double glazed bay window to the front elevation, feature fireplace with decorative tiled back drop, multi fuel stove and tiled hearth, wall light points, central heating radiators, double doors through to the hallway

Dining Room
12'5" x 8'9" (3.795 x 2.684)
UPVC double glazed French door to the rear elevation, central heating radiator and laminated floor

Kitchen
12'4" x 11'7" (3.780 x 3.556)
Extensively fitted to a high standard with a range of Shaker style wall and base units, laminated working surfaces over, upstand, inset single drainer sink unit with mixer tap over, two UPVC double glazed window to the rear elevation. There are integral appliances including electric oven, gas hob, stainless steel splash back and extractor hood over, dish washer, glass fronted display cupboard, laminated floor, central heating radiator and spot lighting

First Floor

Landing
UPVC double glazed window, central heating radiator and loft access

Bedroom One
13'10" x 10'11" (4.24 x 3.338)
UPVC double glazed window and central heating radiator

En-Suite/WC
Fitted to a high standard with walk in shower being panelled with mains waterfall shower over, wash hand basin with feature tiled splash back and mirror, central heating radiator, lamianted floor, shaver point and wc

Bedroom Two
11'5" x 8'6" (3.496 x 2.599)
UPVC double glazed window and central heating radiator

Bedroom Three
11'6" x 6'8" (3.514 x 2.034)
UPVC double glazed window and central heating radiator

Bedroom Four
9'6" x 8'11" (2.8981 x 2.719)
UPVC double glazed window and central heating radiator

Bathroom/WC
Extensively fitted with a white suite including panelled bath, tiled splash back, corner shower cubicle with shower, wc and wash hand basin in vanity units with laminated tops, mirror, central heating radiator, mirror, opaque UPVC double glazed window and spot lighting

Exterior
Immediately to the front of the property there is a low maintenance garden, whilst to the side of this there is a good sized block paved driveway providing car parking for at least two vehicles which leads to an attached garage with up and over door, power and lighting. Whilst to the rear there is a lovely well planned garden with paved paths, patios area, decked patio with decorative lighting, synthetic turfed area, fence and stunning views beyond

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

https://find-energy-certificate.service.gov.uk/energy-certificate/7700-8833-0422-8505-3963

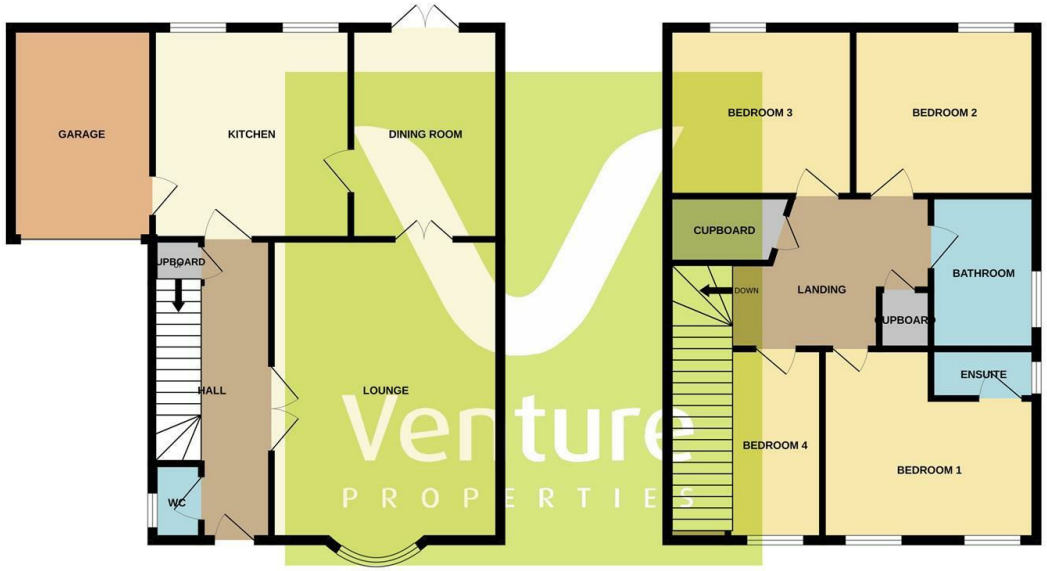
EPC Grade C

Other General Information
Tenure: Freehold
Gas and Electricity: Mains
Sewerage and water: Mains
Broadband: Superfast Highest available download speed 66 Mbps Highest available upload speed 15 Mbps
Mobile Signal/coverage: We would recommend speaking to your provider
Council Tax: Durham County Council, Band: D. Annual price: £2,436.06 (Maximum 2024)
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 and flooding from the rivers and the sea.

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.

GROUND FLOOR

1ST FLOOR



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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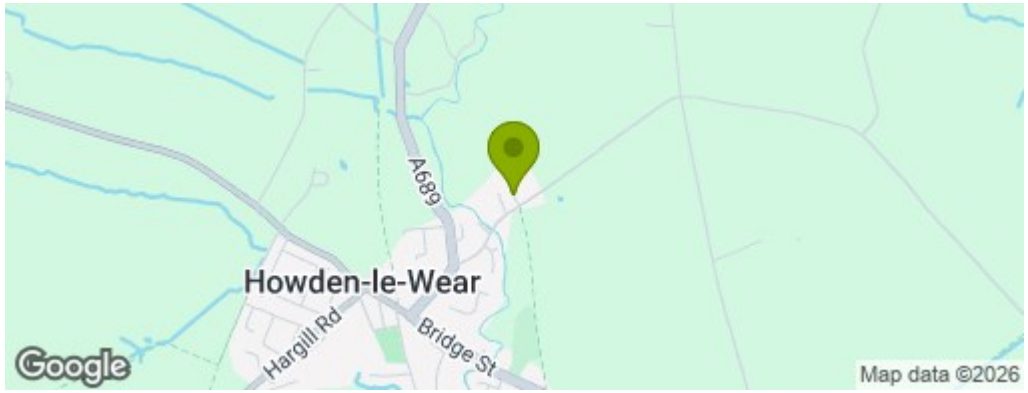

Property Information

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