

Venture
PROPERTIES

VENTURE
PLATINUM

Abbeywood | Fir Tree
£420,000



This detached four-bedroom property is for sale in Fir Tree, County Durham, set within a small development surrounded by fields and countryside. Presented in immaculate condition, it offers three reception spaces, an open-plan kitchen, a study, utility room and two bathrooms, making it suitable for family living and those working from home.

The ground floor features a spacious hallway with Karndean flooring continuing through the main areas. There is a ground floor cloakroom/WC and a separate study, which may be used as a home office or play room. The main living room includes a feature fireplace, while to the rear the open-plan fitted sleek kitchen flows into a dining area and garden room, creating a central hub with views over the rear garden. A utility room provides additional storage and appliance space.

On the first floor, a generous landing serves four double bedrooms. The main bedroom benefits from built-in wardrobes and a large en-suite with bath and walk-in shower, with tiled walls and flooring. There is a further family bathroom serving the additional bedrooms.

Externally, there are landscaped front and rear gardens with lawn, patio and side gated access, along with a bespoke potting shed. A double-width driveway provides off-road parking and leads to a detached double garage with power and lighting.

Fir Tree is located between Crook and Tow Law, with access to the A68 for routes towards Durham, Darlington and beyond. Nearby Crook offers supermarkets, local shops, cafés and primary schools, while Bishop Auckland provides further amenities, secondary schooling and leisure facilities. Rail services from Bishop Auckland connect to Darlington and on to Newcastle and York, with typical journey times to Darlington of around 25–30 minutes from Bishop Auckland. The surrounding County Durham countryside offers opportunities for walking and outdoor recreation.

GROUND FLOOR

Entrance Hallway
Via composite front entrance door, karndean flooring, central heating radiator, under stairs storage cupboard and stairs to first floor.

Office/Playroom 4.920 x 2.660 (16'1" x 8'8")
Having central heating radiator and uPVC double glazed window to front.

Lounge 5.900 x3.240 (19'4" x10'7")
Having a feature fireplace, central heating radiator and uPVC double glazed window to front.

Ground Floor WC
Fitted with a circular sink unit, wc and central heating radiator.

Kitchen/ Family Room/Garden Room 8.076 x 6.214 (26'5" x 20'4")
Open plan recently Fitted kitchen with a range of high gloss wall and base units with contrasting work surfaces over , integrated eye level electric oven and microwave, separate electric touch hob with extraction chimney over, integrated fridge freezer and dishwasher, ceramic sink unit with mixer tap.
The kitchen opens out into the dining area and garden room where karndean flooring is continued through and french patio doors leading out to the garden.

Utility Room
Again fully fitted with high gloss units and storage, plumbing for washing machine and space for tumble dryer, karndean flooring and rear entrance door.

FIRST FLOOR













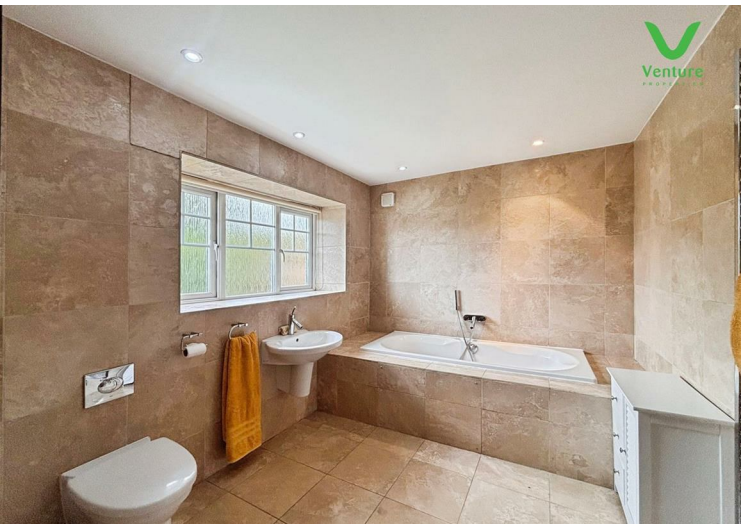


Landing
A lovely spacious family landing area with black vertical radiator, airing cupboard housing gas boiler and loft hatch with drop down ladder.

Bedroom One 3.423 x 3.070 (11'2" x 10'0")
With double fitted wardrobes, central heating radiator and uPVC double glazed window to rear.









En Suite Bathroom
Large bathroom suite Extensively fitted with a sunken bath, walk in large shower with mains shower over, wc and wash hand basin, chrome heated towel, the bathroom is fully tiled.

Bedroom Two 3.183 x 2.945 (10'5" x 9'7")
Having built in wardrobes, central heating radiator and uPVC double glazed window to front.

Bedroom Three 3.637 x 2.251 (11'11" x 7'4")
Having over stairs storage cupboard, central heating radiator and uPVC double glazed window to front.

Bedroom Four 2.718 x 2.402 (8'11" x 7'10")
Having central heating radiator and uPVC double glazed window to front.







Family Shower Room
Fitted with a modern suite comprising of walk in shower unit with mains shower over, wash hand basin and wc set to vanity unit, black heated towel rail.

Garage 5.390 x 5.486 (17'8" x 17'11")
The garage is a double garage with two separate up and over doors with loft space and storage above.

Externally
Externally to the front is a open plan lawned area with planted shrubs and mature trees leading to the front of the house. To the side is a gate leading around to the rear of the property and a garden potting shed. To the rear is a lovely landscaped garden laid to lawn with patio area, outside hot and cold tap and power sockets.

Energy Performance Certificate
https://find-energy-certificate.service.gov.uk/energy-certificate/0350-2590-1070-2399-5445

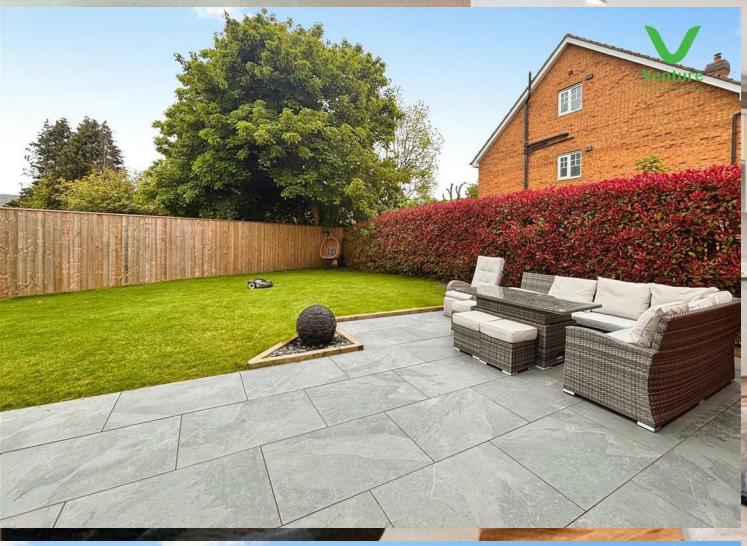
EPC Grade D

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: D Annual price: £2,499.97 (Maximum 2026)
Energy Performance Certificate Grade: D
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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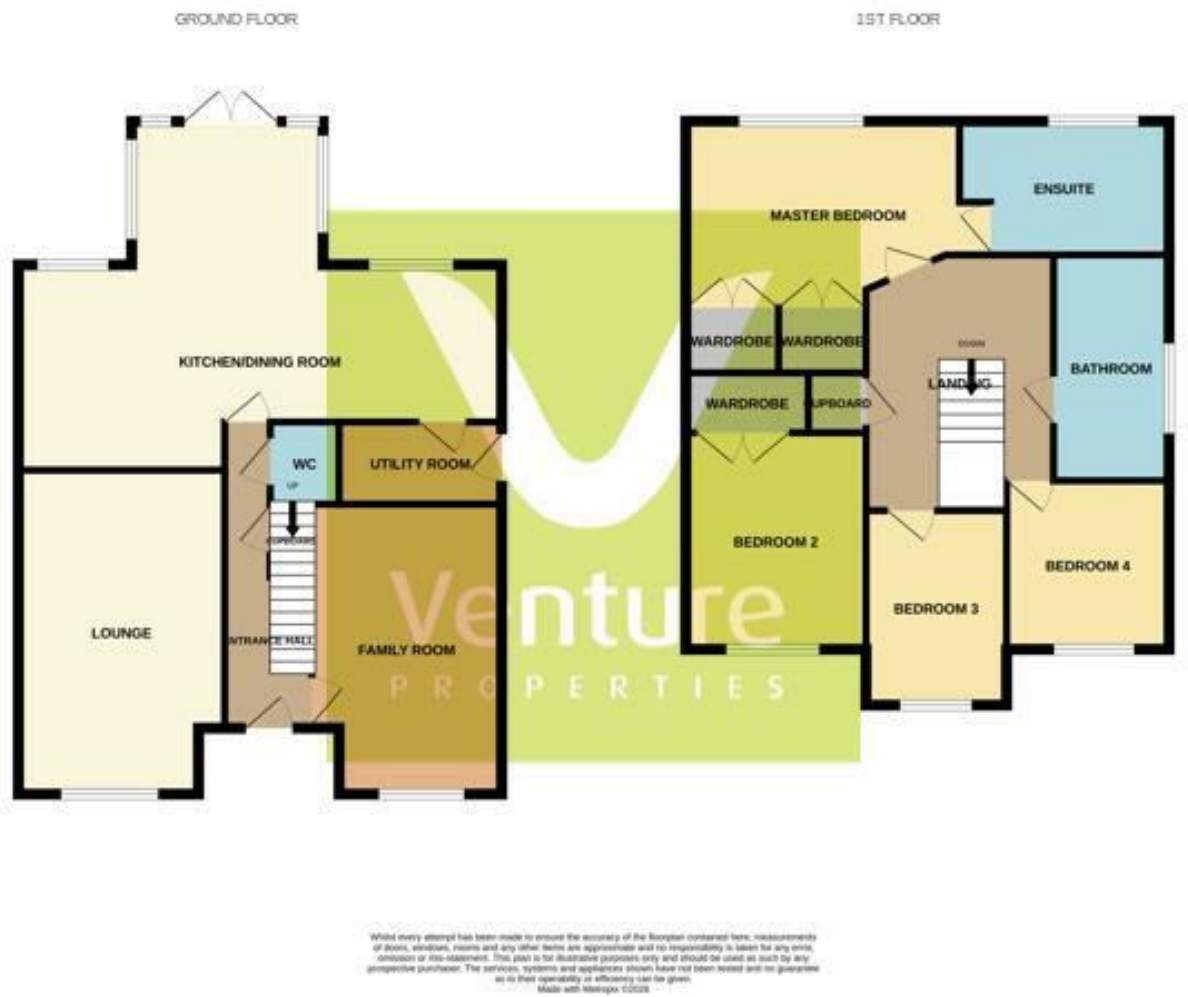








2 Abbeywood | Fir Tree



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.

5 South Street, Crook, DL15 8NE

01388 741174
www.venturepropertiesuk.com