



## Deerness Heights

Stanley, Crook DL15 9TJ

£255,000



This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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# Deerness Heights

Stanley, Crook DL15 9TJ



- Five Bedroom Detached Home
- EPC Grade C
- Driveway & Garage

- Lovely Rear Garden
- Ground Floor WC & Utility Room
- Semi Rural Location

- Kitchen & Dining Room
- En Suite Shower Room
- Call Venture To View !!!

Presenting a deceptively spacious five bedroom detached family home, perfectly situated in the quiet and popular residential neighbourhood of Stanley Crook. This inviting property stands out with its attractive kerb appeal, boasting well-maintained gardens to both the front and rear, with the rear garden being especially spacious and securely enclosed—ideal for children and pets, as well as summer entertaining.

Upon arrival, a private driveway offers ample off-street parking, complemented by an integral garage for convenience and additional storage. The home benefits from modern UPVC double glazed windows and efficient gas central heating via a combi boiler, ensuring comfort all year round.

Step inside to discover a welcoming entrance hallway leading to a beautifully presented lounge—ideal for relaxing with family or hosting guests. The extensively fitted kitchen and adjoining dining room create a fantastic space for home-cooked meals and gatherings, while a separate utility room and ground floor cloakroom/wc add further practicality and convenience.

Upstairs, five well-proportioned bedrooms provide generous accommodation for families of all sizes. The master bedroom boasts its own en-suite shower room for added privacy, while a contemporary family bathroom serves the remaining bedrooms.

Stanley Crook is renowned for its tranquil village atmosphere, surrounded by scenic County Durham countryside. Residents enjoy easy access to local amenities, including shops, cafes, and reputable schools. Nearby points of interest include the historic Brancepeth Castle, the family-friendly attractions of Bearnish Museum, and the vibrant market town of Bishop Auckland, offering a range of shopping and leisure facilities. Excellent road links make commuting to Durham City and beyond effortless.

With its combination of generous space, fantastic location, and excellent local amenities, this property is a rare opportunity in Stanley Crook. Early viewing is highly recommended—contact

## GROUND FLOOR

### Entrance Hallway

Front entrance door, central heating radiator, open plan staircase to the first floor, timber door to understairs cupboard.

### Ground Floor Cloaks WC

Having wash hand basin, wc and central heating radiator.

### Lounge

13'8" x 10'7" (4.174 x 3.248)

Having upvc double glazed window to front, central heating radiator and tv point.

### Kitchen & Dining Room

21'2" x 8'2" (6.472 x 2.502)

Extensively fitted with a range of laminated wall and base units, laminated working surfaces over, inset one and a half bowl sink unit, mixer taps over, tiled splash backs, upvc double glazed window, integral appliances including electric oven, gas hob and extractor hood over, dishwasher, central heating radiator. french doors to rear garden, There is ample space for a large dining table as required.

### Utility Room

With base units, laminated working surfaces over, wall mounted gas boiler, central heating radiator, plumbing and space for washing machine. Rear entrance door.

## FIRST FLOOR

### Landing

### Bedroom One

13'1" x 10'7" (4.010 x 3.247)

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

### En Suite Shower Room/WC

Fitted with a double shower cubicle, wc, wash hand basin and central heating radiator.

### Bedroom Two

12'3" x 10'8" (3.750 x 3.270)

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

### Bedroom Three

10'4" x 9'6" (3.174 x 2.906)

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

### Bedroom Four

10'0" x 11'11" (3.062 x 3.633)

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

### Bedroom Five/Study

6'11" x 6'10" (2.127 x 2.089)

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

### Bathroom/WC

Fitted with a panelled bath, wc, wash hand basin and central heating radiator.

### Externally

Externally to the front is an open plan front garden laid to lawn, a driveway leading to a single garage with up and over door.

To the rear is a good sized south facing garden laid to lawn having paved patio area and planted boarders and shrubs.

## 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: Likely with O2. We recommend contacting your service provider for further information.

Council Tax: Durham County Council, Band: d Annual price: £2,436.06 (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 rivers and the sea.

### Disclaimer

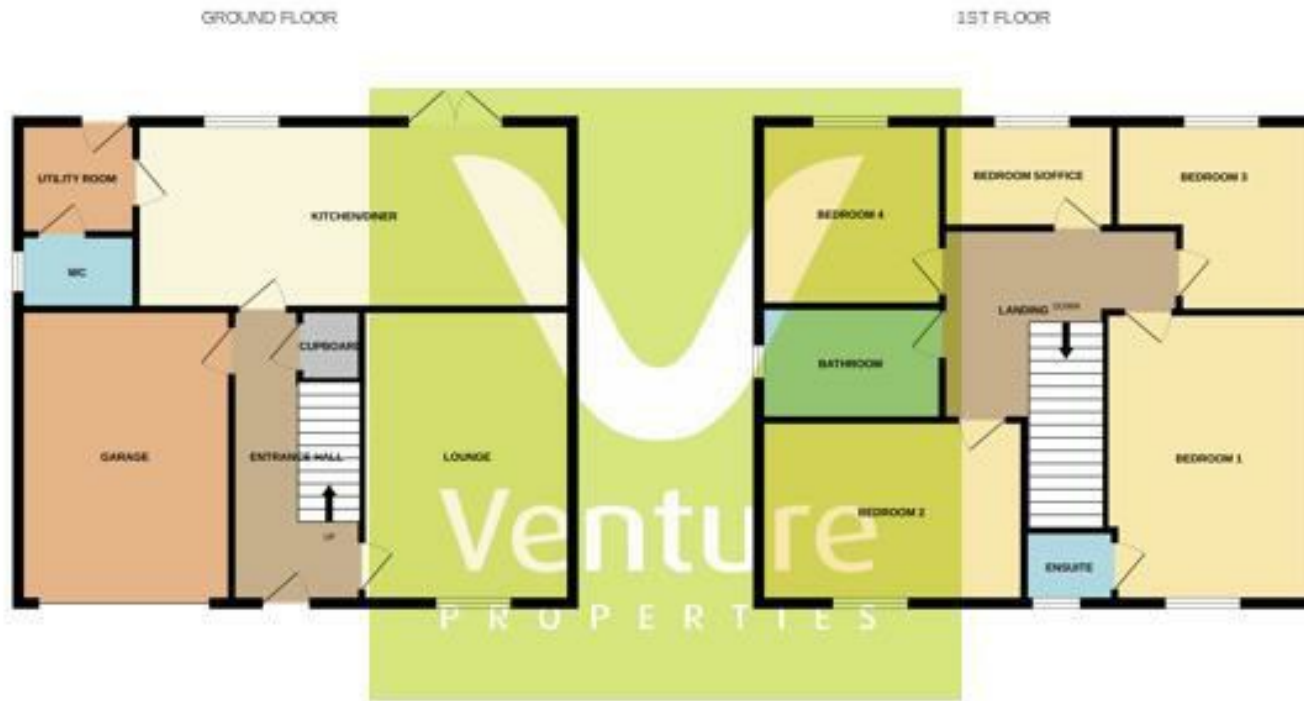
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## Energy Performance Certificate

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/9219-3062-4205-7306-6204>

EPC Grade C



While every attempt has been made to ensure the accuracy of the description 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

**01388 741174**

5 South Street, Crook, DL15 8NE  
[crook@venturepropertiesuk.com](mailto:crook@venturepropertiesuk.com)