



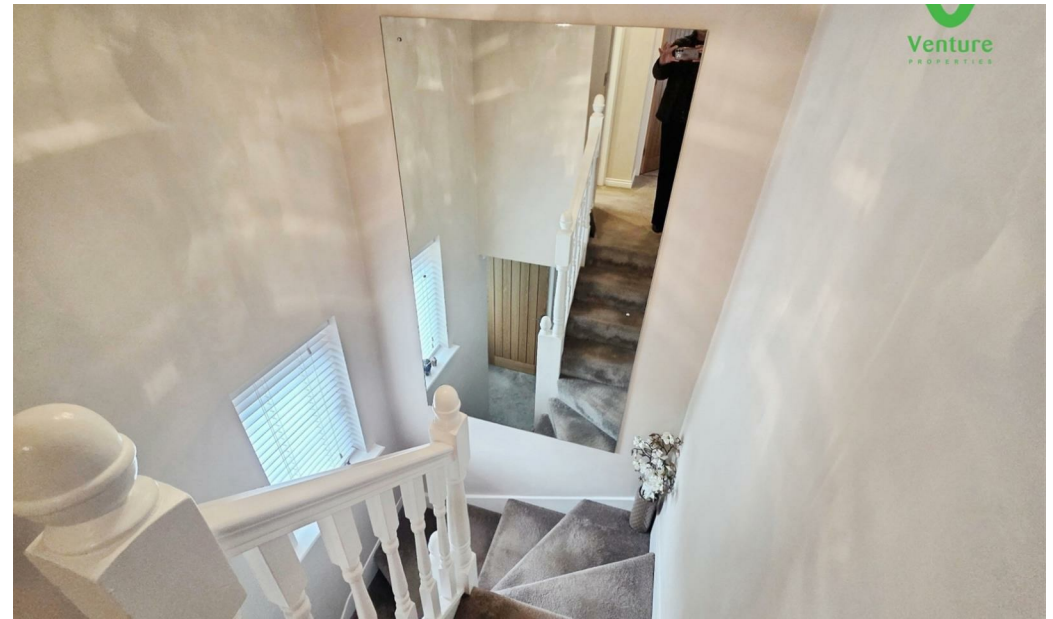
## Snowball Close

Crook DL15 9GD

£205,000



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# Snowball Close

## Crook DL15 9GD



- Three Bedroom Detached Home
- EPC Grade C
- Garage to Side & Driveway

- Immaculate Property
- Ground Floor Cloaks WC
- Rear Garden

- Lovely Garden Room To Rear
- Stylish Fitted Kitchen
- A Must See Property

Nestled in the sought-after Snowball Close, Crook, this stunning three-bedroom detached family home is a rare find in a popular estate. The property boasts an inviting layout, featuring two spacious reception rooms that provide ample space for relaxation and entertainment. The ground floor includes a well-appointed family-sized kitchen, perfect for culinary enthusiasts, along with a convenient cloakroom WC.

Upstairs, you will discover three generously sized bedrooms, including a master suite with an en suite bathroom, ensuring comfort and privacy for the whole family. The additional bedrooms are well-proportioned, making them ideal for children, guests, or even a home office.

One of the standout features of this property is the delightful garden room at the rear, which offers a serene space to enjoy the lovely garden. The outdoor area is perfect for family gatherings or simply unwinding in the fresh air.

For those with vehicles, the property includes parking for up to three cars, along with a garage for additional storage or secure parking. This home is not only a beautiful living space but also offers practicality and convenience in a desirable location.

With its charming features and excellent amenities, this detached house is an ideal choice for families seeking a comfortable and stylish home in Crook. Do not miss the opportunity to make this exceptional property your own.

### GROUND FLOOR

#### Entrance Hallway

Via composite front door, central heating radiator and stairs rising to first floor.

#### Lounge

13'3" x 10'4" (4.044 x 3.150)

With feature fireplace housing electric fire, central heating radiator and upvc double glazed window to front.

#### Ground Floor Cloaks WC

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

#### Kitchen/Breakfast Room

17'2" x 9'5" (5.245 x 2.886)

Fitted with a quality range of wall and base units having contrasting work surfaces over, space for range oven having extraction chimney over, ceramic sink unit with drainer, plumbing for washing machine, dishwasher, tiled flooring and patio doors leading to conservatory.

#### Garden Room

14'4" x 9'8" (4.388 x 2.967)

Having a wall heater, tiled flooring and sliding patio doors to garden.

### FIRST FLOOR

#### Landing

With central heating radiator, loft hatch and airing cupboard housing the hot water tank.

#### Bedroom One

9'4" x 9'1" (2.867 x 2.771)

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

#### En Suite Shower Room/WC

Having a shower unit with mains shower over, wc, wash hand basin and chrome heated towel rail.

#### Bedroom Two

10'2" x 8'1" (3.116 x 2.483)

Fitted with a central heating radiator and upvc double glazed window.

#### Bedroom Three

8'10" x 6'5" (2.706 x 1.970)

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

#### Bathroom/WC

Having a panelled bath with hand held shower over, wash hand basin and wc fitted to vanity unit and black chrome heated towel rail.

### Externally

Externally to the front is a driveway allowing for off road parking leading to a single garage. To the rear is a lovely landscaped garden.

### Energy performance Certificate

<https://find-energy-certificate.service.gov.uk/energy-certificate/8708-7926-0990-3756-2906>

EPC Grade C

### Other General Information

Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Broadband available. Highest available download speed 10,000 Mbps. Highest available upload speed 10,000 Mbps.

Mobile Signal/coverage: Likely with O2. We recommend contacting your service provider for further information.

Council Tax: Durham County Council, Band: C Annual price: £2,222.19 (Maximum 2026)

Energy Performance Certificate Grade C

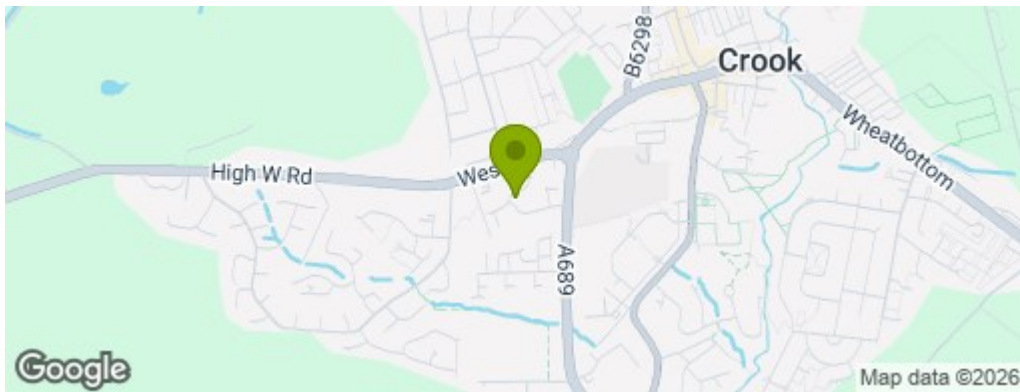
Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing. Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

### Disclaimer

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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.  
Made with floorplan 0028.



### Property Information

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