



Byron Court | Crook
£275,000



Set within the vibrant town of Crook, this exceptional detached family home offers the perfect blend of modern living and convenience, making it an ideal choice for families seeking both comfort and community. Boasting four generously sized bedrooms, including a master with a contemporary en suite, the property is presented in excellent condition throughout and is ready to move straight into.

Step inside and discover spacious, beautifully upgraded accommodation designed for modern family life. A standout feature is the impressive family kitchen/diner, thoughtfully updated to provide a stylish and practical heart to the home—perfect for relaxed meals or entertaining. The separate utility room and convenient downstairs cloakroom/WC add valuable functionality, while the charming garden room to the rear offers a tranquil retreat with lovely views over the private garden.

Outside, the property continues to impress with a well-maintained rear garden, ideal for play, relaxation, or summer gatherings. Ample parking is provided via the driveway and garage, ensuring convenience for busy households.

The location truly sets this home apart. Crook boasts an array of sports clubs—from football and cricket to golf and riding—alongside a skate park and a welcoming community leisure centre. For lovers of the great outdoors, the breathtaking landscapes of the North Pennines Area of Outstanding Natural Beauty lie just moments from your door, offering unforgettable walks and cycle routes.

Crook's bustling town centre offers a blend of high street and independent shops, surrounded by inviting pubs, cafés and takeaways. Supermarkets including Aldi and Lidl are close by for everyday essentials, and the lively marketplace comes to life twice a week with local stalls. Healthcare needs are catered for, with a range of local facilities and Bishop Auckland Hospital conveniently located just miles away. For those seeking further excitement, the historic city of Durham is a short drive, offe

GROUND FLOOR

Entrance Hallway

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

Ground Floor Cloaks WC

Fitted with a white wc, wash hand basin and radiator

Lounge 4.405 x 4.032 (14'5" x 13'2")

With solid oak flooring, one central heating radiators, television point and uPVC double glazed window to front.

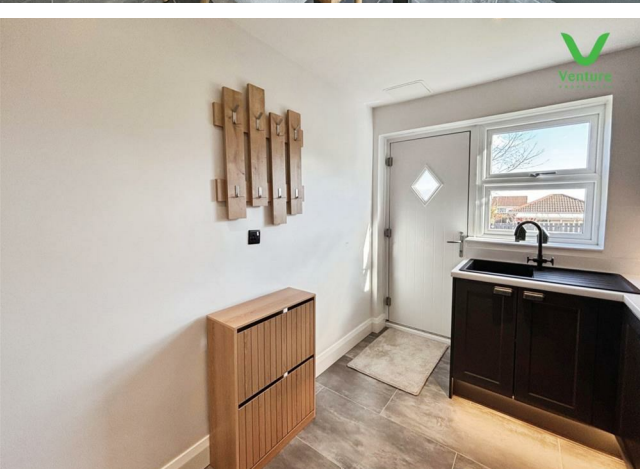
Kicthen/Diner 5.021 x 2.999 (16'5" x 9'10")

Recently fitted kitchen with a quality range of wall and base units with laminate work surfaces over, integrated dishwasher, black sink unit , integrated oven and microwave with induction hob, central heating radiator, under stairs storage cupboard and opening to the garden room

Utility Room 3.109 x 2.884 (10'2" x 9'5")

Having wall and base units with contrasting work surfaces over, sink unit, space for fridge freezer, service door to garage and rear entrance door. There is also plumbing for washing machine present





Garden Room 3.927 x 2.868 (12'10" x 9'4")

Having electric wall heaters, laminate flooring and french doors to rear garden.

FIRST FLOOR

Landing

Via spindle staircase.





Bedroom One 5.339 x 2.370 (17'6" x 7'9")

Having double fitted wardrobe, central heating radiator, walk in wardrobe and uPVC double glazed window to front.

En Suite Shower Room

Fitted with a double shower cubicle with mains shower over, wash hand basin set to vanity unit, wc, central heating and spotlights to ceiling.

Bedroom Two 3.383 x 2.671 (11'1" x 8'9")

Having laminate flooring, central heating radiator and uPVC double glazed window to rear.

Bedroom Three 3.165 x 2.541 (10'4" x 8'4")

Having laminate flooring, central heating radiator and uPVC double glazed window to front.



Bedroom Four 2.377 x 2.142 (7'9" x 7'0")

Having laminate flooring, central heating radiator and uPVC double glazed window to front. This room also has the loft hatch which the seller has advised is partially boarded out.

Bathroom

Fitted with a P shaped bath having shower and screen over, wc, wash hand basin set to vanity unit and chrome heated towel rail.

Externally

Externally to the front is an open plan garden laid to lawn and driveway leading to a single garage. To the rear is a further enclosed garden and patio area.

Garage 5.223 x 2.572 (17'1" x 8'5")

Housing the wall mounted gas boiler and electric garage door. There is also plumbing for washing machine present

Energy Performance Certificate

<https://find-energy-certificate.service.gov.uk/energy-certificate/0390-2516-9670-2526-5005>

EPC Grade C

Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Superfast Highest available download speed 1800 Mbps Highest available upload speed 220 Mbps

Mobile Signal/coverage: Good with EE, O2 and Vodafone

Council Tax: Durham County Council, Band:D. Annual price: £2,499.97Maximum 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 and flooding from 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.





2 Byron Court | Crook



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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