



Weavers Croft | Crook
£280,000



Situated in the highly sought-after residential enclave of Weavers Croft, on the picturesque outskirts of Crook, this outstanding four-bedroom detached family home offers both privacy and convenience. Ideally positioned within easy reach of Crook town centre, residents can enjoy close proximity to a host of local shops, well-regarded schools, quaint cafes, and leisure facilities, making it a perfect location for families and professionals alike.

Finished to an excellent standard, the property stands out with a luxurious, fully fitted kitchen boasting modern, high-quality fixtures and fittings. The ground floor welcomes you with a bright entrance hall, a contemporary WC, a spacious lounge ideal for relaxation, and a striking open-plan dining kitchen—perfect for entertaining guests or family meals. Upstairs, discover four generously sized double bedrooms, including an impressive master suite with en suite shower room. A modern family bathroom completes the first-floor accommodation.

The exterior features an enclosed rear garden, offering a safe haven for children to play or for alfresco dining in the warmer months. Additional benefits include a versatile storage/utility area and ample off-road parking. With immediate access to scenic parks, countryside walks, and key road links to Durham and Bishop Auckland, this exceptional residence provides a rare blend of tranquillity and connectivity.

Internal viewing is highly recommended to fully appreciate all this beautiful home has to offer—arrange your visit today!

Ground Floor

Entrance

Access in to entrance hall with a door into the inner hallway. Central heating radiator and Amtico flooring throughout.

Lounge 4.93m x 3.25m (16'02" x 10'08")

Located to the front elevation of the property having UPVC window and central heating radiator. TV point, coved ceiling and the Amtico flooring continues into this room.

Ground Floor WC

Fitted with WC and wash hand basin, central heating radiator, extraction fan and Amtico flooring.

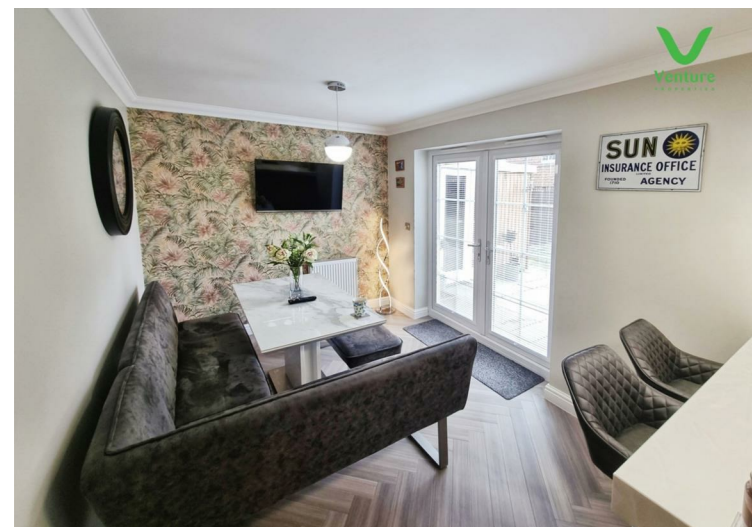
Dining Kitchen 3.56m x 7.39m (11'08" x 24'03")

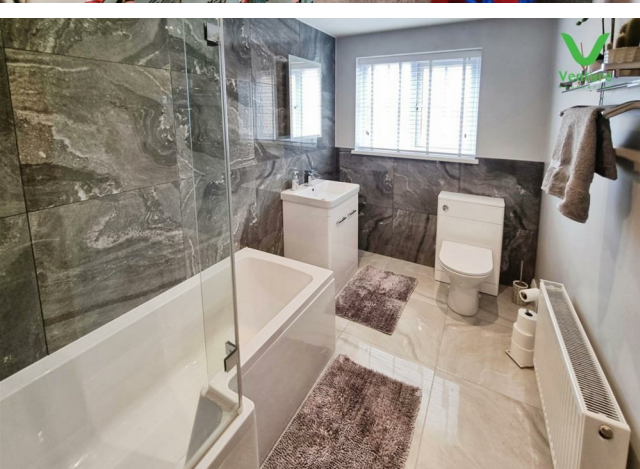
An outstanding Villeroy Boch fitted kitchen with ample base and wall mounted storage units thoughtfully designed to create excellent use of the space on offer. Integrated appliances include two in one induction hob with downward extraction fan, triple oven - one Pyrolytic self clean oven, steam oven and a combination microwave oven, coffee machine, space for double American Style fridge freezer and sink unit with mixer tap. fitted worktops Italian ceramic. Ample space for family dining table and chairs if required with double opening UPVC patio doors to the rear. The Amtico flooring continues into this room to mirror that of the rest of the ground floor living accommodation.

First Floor

Landing

Stairs rise from the inner hallway. Access to the first floor living accommodation, the loft and a linen storage cupboard.





Bedroom One 4.37m x 3.45m (14'04" x 11'04")

Having UPVC window, central heating radiator and four door wardrobes.

En Suite

Fitted with three piece suite comprising shower cubicle with power shower, corner WC, wash hand basin, tiled splash backs, extraction fan and central heating radiator.





Bedroom Two 2.97m x 3.84m (9'09" x 12'07")

UPVC window with views over the rear garden and central heating radiator.

Bedroom Three 4.29m x 2.49m (14'01" x 8'02")

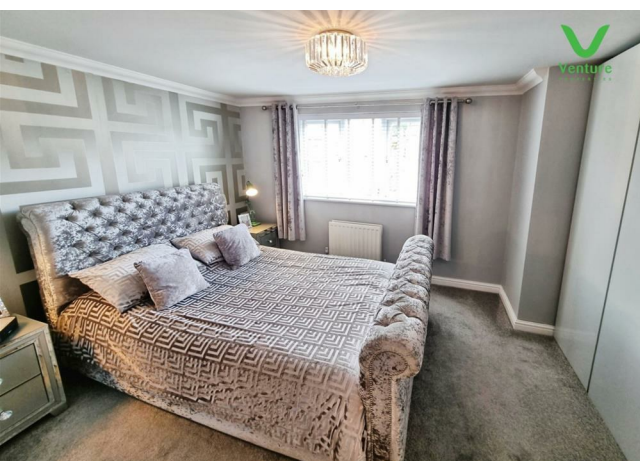
UPVC window with views over the rear garden and central heating radiator.

Bedroom Four 2.39m x 3.15m (7'10" x 10'04")

UPVC window with views over the front driveway and central heating radiator.

Family Bathroom

Fitted with a three piece white suite comprising [P shaped Panelled bath with shower and screen over, WC, wash hand basin set to vanity unit, , ceiling spot lights, central heating radiator , extractor fan and obscured UPVC window.



Storage/Utility

What was previously used as a garage is now a storage area with built in units to the rear to make a useful utility area with space and plumbing for washing machine and tumble dryer. This could all be removed returned to a garage if required.

Exterior

To the front of the property is an off road parking area with lawn to either side, gated access provides access to the enclosed rear garden.

To the rear is a lovely landscaped garden and summerhouse

Energy Performance Certificate

To view the full energy performance certificate for this property please use the link below:

<https://find-energy-certificate.service.gov.uk/energy-certificate/2749-3012-6209-5052-8204?print=true>

Grade C

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: We would recommend speaking to your provider to discuss this further.

Council Tax: Durham County Council, Band: D. Annual price: £2,502.67 (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 and flooding from the rivers and sea

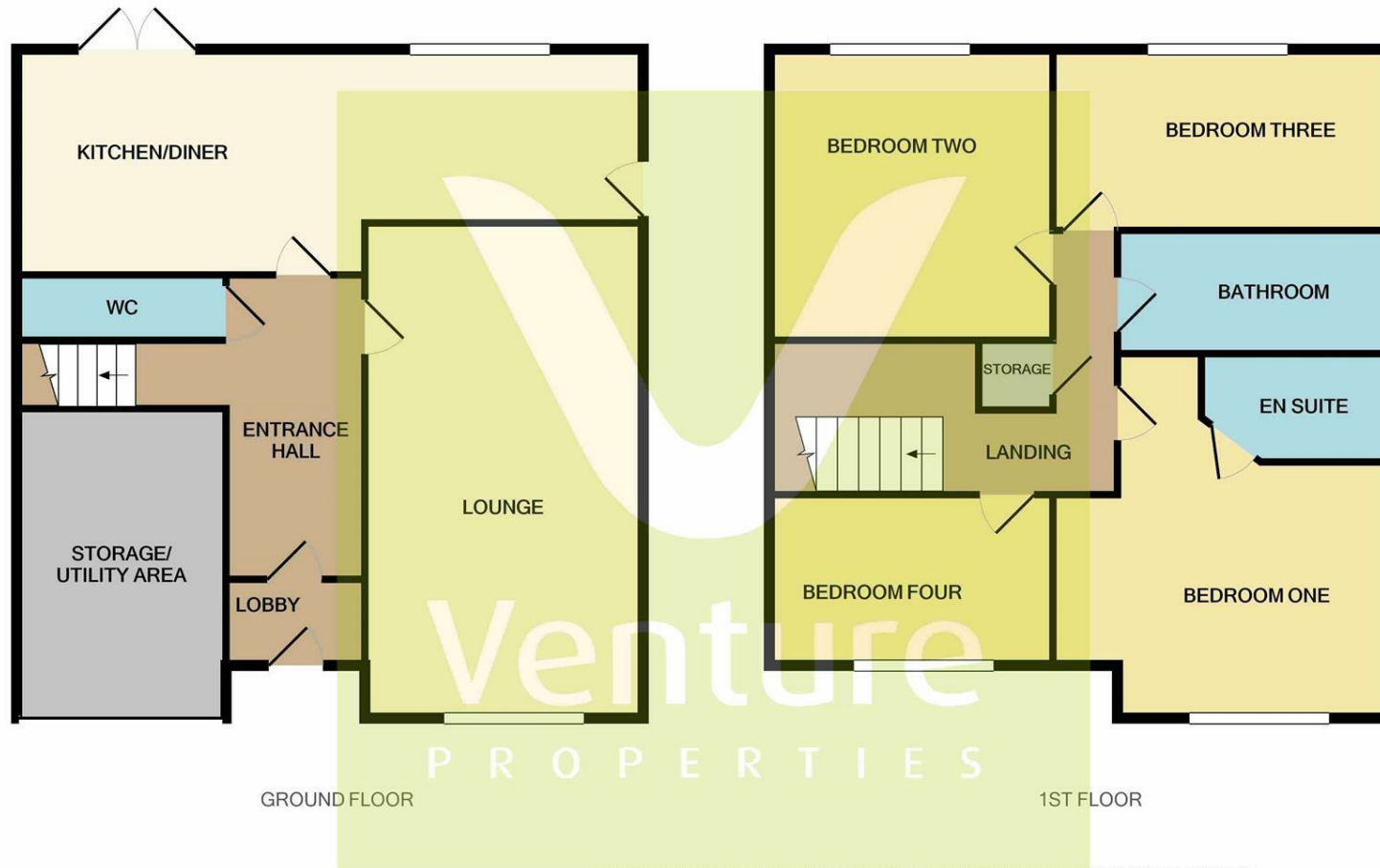
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan 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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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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