



## Bluebell Court

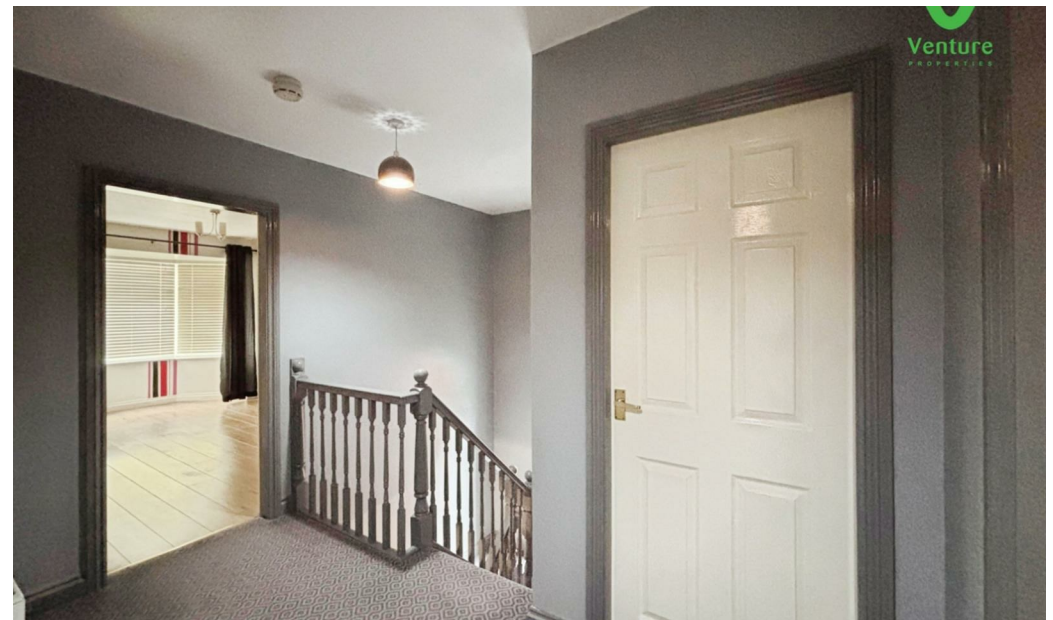
Crook DL15 9BY

£1,300 Per Calendar Month





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# Bluebell Court

## Crook DL15 9BY



- Four Bedroom Detached Property
- EPC Grade C
- Ground Floor WC, Ensuite And Family Bathroom

- Double Garage And Driveway
- Ideal Family Home
- Gas Central Heating

- Conservatory And Large Rear Garden
- Family Kitchen Diner
- Double Glazed

No Deposit Option Available on This Property - Subject To Status.

A splendid four bedroom detached house offers a perfect blend of comfort and style. With an inviting façade and a well-maintained exterior, this property is ideal for families seeking a spacious and welcoming home.

Upon entering, you are greeted by not one, but three generous reception rooms, providing ample space for relaxation and entertaining. These versatile areas can be tailored to suit your lifestyle, whether you envision a formal dining room, a cosy lounge, or a playroom for the children. The heart of the home is undoubtedly the well-appointed kitchen, which is complemented by a convenient utility room, ensuring that daily chores are a breeze.

The property boasts four well-proportioned bedrooms, each offering a peaceful retreat at the end of the day. The two bathrooms provide essential convenience for family living, ensuring that morning routines run smoothly.

One of the standout features of this home is the enclosed southern-facing garden, which is perfect for enjoying sunny afternoons and hosting summer gatherings. The garden offers a safe space for children to play and for adults to unwind in a tranquil setting.

Additionally, the property includes a double garage, providing ample storage and parking space, which is a rare find in today's market.

This delightful home in Bluebell Court is not just a property; it is a place where memories can be made. With its spacious layout and desirable features, it is sure to appeal to those looking for a family-friendly environment in a lovely neighbourhood. Don't miss the opportunity to make this house your home.

### Ground Floor

#### Entrance Porch

Accessed via UPVC entrance door in a porch area having central heating radiator.

#### Inner Hallway

A lovely welcoming hallway providing access to the first floor accommodation, wooden flooring, central heating radiator, access to a useful under stairs storage cupboard stair storage cupboard with power and stairs rising to the first floor.

#### WC

Footed with WC, wash hand basing, extraction fan and central heating radiator.

#### Lounge

12'1" x 15'9" (3.692 x 4.826)

Double opening doors leading into the lounge areas wooden flooring, UPVC bay window and central heating radiator.

#### Breakfast Kitchen

16'1" x 14'8" max (4.906 x 4.483 max)

Fitted with an extensive range of wood effect base and wall mounted storage units with laminate work surfaces over and tiled splash backs. Eye level oven and grill? Gas hob with extraction fan over, integrated dishwasher, fridge and freezer. One and half bowl sink unit with UPVC window above, breakfast bar seating area and central heating radiator.

#### Utility

7'6" x 4'9" (2.31 x 1.45)

Fitted with further wall units and under counter space and plumbing for further free standing appliances as required. UPVC door to the side, central heating radiator and door leading into the double garage.

#### Dining Room

8'10" x 11'5" (2.709 x 3.503)

Having UPVC window and central heating radiator.

#### Conservatory

14'4" x 15'5" max (4.379 x 4.724 max)

A warm and welcoming room to enjoy the outdoors from the comfort of your own home having under floor heating, UPVC windows to three sides and door leading to the rear garden.

#### First Floor

#### Landing

Stairs rise from the inner hallway providing access to the first floor accommodation, the loft and to a useful storage room. Brightened by a floor to ceiling feature window on the stairs.

#### Bedroom One

13'1" x 13'8" (3.992 x 4.185)

Located to the front elevation of the property having UPVC window, double fitted storage companies with further fitted wardrobes and central heating radiator.

#### En Suite/WC

Fitted with a three piece suite comprising shower, WC, wash hand basin, velux roof light, tiled flooring, extraction fan and central heating radiator.

#### Bedroom Two

15'9" x 12'7" max (4.814 x 3.854 max)

A lovely focal point is the UPVC bay window which mirrors that of the lounge, fitted wardrobes and drawers and central heating radiator.

#### Bedroom Three

10'7" x 11'4" (3.239 x 3.460)

Located to the rear elevation of the property having UPVC window, fitted wardrobes and shelving to one wall with matching dressing table plus central heating radiator.

#### Bedroom Four

8'1" x 13'3" (2.473 x 4.062)

Also located to the rear elevation of the property having UPVC window and central heating radiator.

#### Family Bathroom/WC

Fitted with a four piece suite comprising bath, separate shower cubicle, WC and wash hand basin. Central heating radiator, partially tiled, extraction fan and obscured UPVC window.

#### Double Garage

17'0" x 16'11" (5.186 x 5.161)

Having two up and over doors and the central heating boiler can be found in here.

#### Exterior

To the front of the property a block paved driveway allows off road parking for multiple vehicles. Gates access to the side of the property into the rear garden with decked seating areas, lawn bounded by fencing with mature shrub and flower borders. A beautiful southern garden which can enjoy the sun all day long.

This property really is not one to be missed.

#### Energy Performance Certificate

To view the Energy Performance Certificate for the property please use the following link-

<https://find-energy-certificate.service.gov.uk/energy-certificate/2001-1385-5050-4000-7095>

EPC Grade C

#### Holding Deposit/Tenant Information

All of our rental properties require a Holding Deposit equivalent to 1 week's rent. The Tenant is entitled for this Holding Deposit to be repaid within 15 calendar days of their application proceeding. However, in most cases we hope to repay this to the Tenant on the day you move in and this will be deducted from your first month's rent. This will need to be agreed with the Tenant during the application process.

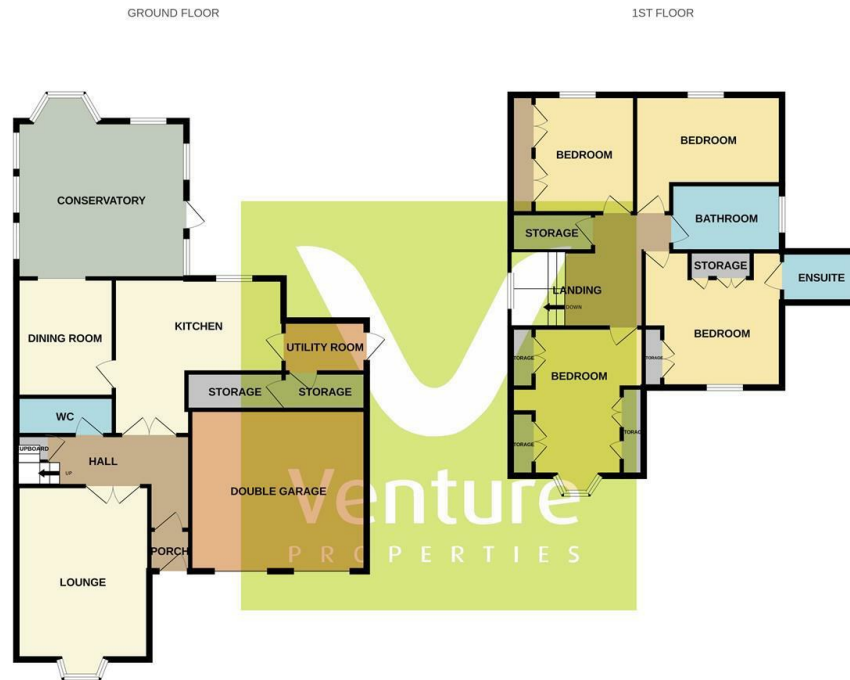
You will lose your Holding Deposit if any of the following occurs:

1. You give us false or misleading information. For example, incorrect salary/income details or you fail to tell us about a CCJ.
2. You fail a Right to Rent check and are not eligible to reside in the UK.
3. You withdraw your application.
4. You drag your feet during the application process.

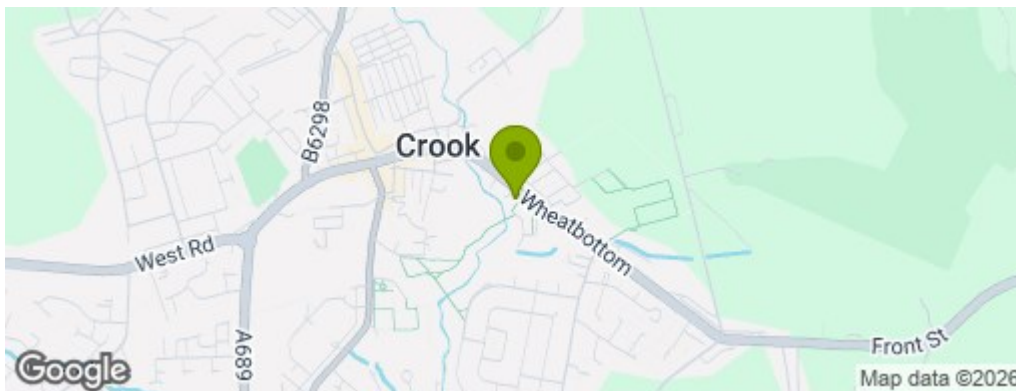
All of our rental properties will require a Security Deposit, payable on the day you move in, equivalent to 5 weeks' rent.

#### Bond/Deposit

The security deposit (bond) amount is equivalent to 5 weeks rent.



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.  
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## Property Information

01388 741174

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