



**Woodifield Hill, Crook, DL15 9NU**  
**4 Bed - Bungalow - Detached**  
**Offers Over £450,000**

**ROBINSONS**  
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# Woodifield Hill Crook, DL15 9NU

Robinsons are thrilled to offer to the sales market, this spacious and very well presented four bedroom detached bungalow, which enjoys a generous size plot with ample off road parking and a pleasant outlook to both the front and rear. The bungalow has been owned by the vendor since new and has been maintained to a very high standard.

The bungalow should suit the needs for a number of buyers, including those looking for all accommodation on one level, and growing families, the bungalow has three reception rooms, two bedrooms having en-suites and externally gardens to three sides and ample off road parking and double garage.

Being warmed by a gas combination boiler and all windows being fully UPVC double glazed, the property is energy efficient and achieves a C rating.

The internal accommodation comprises; welcoming hallway with solid oak flooring, lounge with bay window to front aspect giving views over rooftops to countryside in the distance. Double doors from the hallway open to give access to the separate dining room which could be used as a study or an additional bedroom. A well appointed kitchen with a range of wall, base and drawer units with integrated appliances including gas hob, double oven and microwave, fridge and freezer, dishwasher, tumble dryer and washing machine. A side door leads to the porch which gives access to the garden. An impressive south facing sun room to the rear with floor to ceiling windows and French doors to the garden, allowing an abundance of natural light into the room.

The hallway gives access to four bedrooms, the main having a en-suite shower room and walk-in wardrobe, second bedroom with en-suite shower room, the third bedroom has full width fully fitted wardrobes. To conclude the internal accommodation there is a family bathroom with four piece suite, which includes a bidet and an airing cupboard.











and  
relax...



## OUTSIDE

Outside the bungalow is accessed via gates which open onto a block paved drive, to allow off road parking for several cars and lead to a double garage with electric door with a sink unit with hot and cold water, electric points and lighting and a wall mounted gas combination boiler. The front garden is mainly 'Cotswold' gravel with three large stocked beds and a raised decking area.

The enclosed side garden is laid mainly to lawn but has two raised vegetable beds, apple trees and gooseberry bushes. An arch leads to a small tool shed and greenhouse and the path continues down to the stream.

The south facing rear garden has views over open fields and is laid to lawn with a well stocked border and a choice of patio areas giving you the summer sun all day. In addition there is a small summer house with light and power.

## LOCATION

The property is situated close to the centre of The Market Town of Crook offering a wide range of schools, recreational facilities, shops and restaurants. Bishop Auckland is located approximately 6 miles to the South and Durham City lies approximately 12 miles North East of Crook, with main line rail links North and South and a wider range of facilities. Crook also lies less than 3 miles East of Weardale, leading to the North Pennines An Area of Outstanding Natural Beauty.

## VIEWINGS

Viewings are by appointment only, please contact Robinsions to arrange yours.

## AGENTS NOTES

Electricity Supply: Mains  
Water Supply: Mains  
Sewerage: Mains  
Heating: Gas central heating  
EPC Rating: D  
Tenure: Freehold  
Durham Council Tax Band: E  
Annual Price: £3118.00  
Broadband  
Basic 8 Mbps  
Superfast 80 Mbps  
Mobile Signal: Average

## Disclaimer

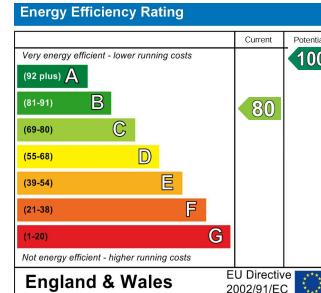
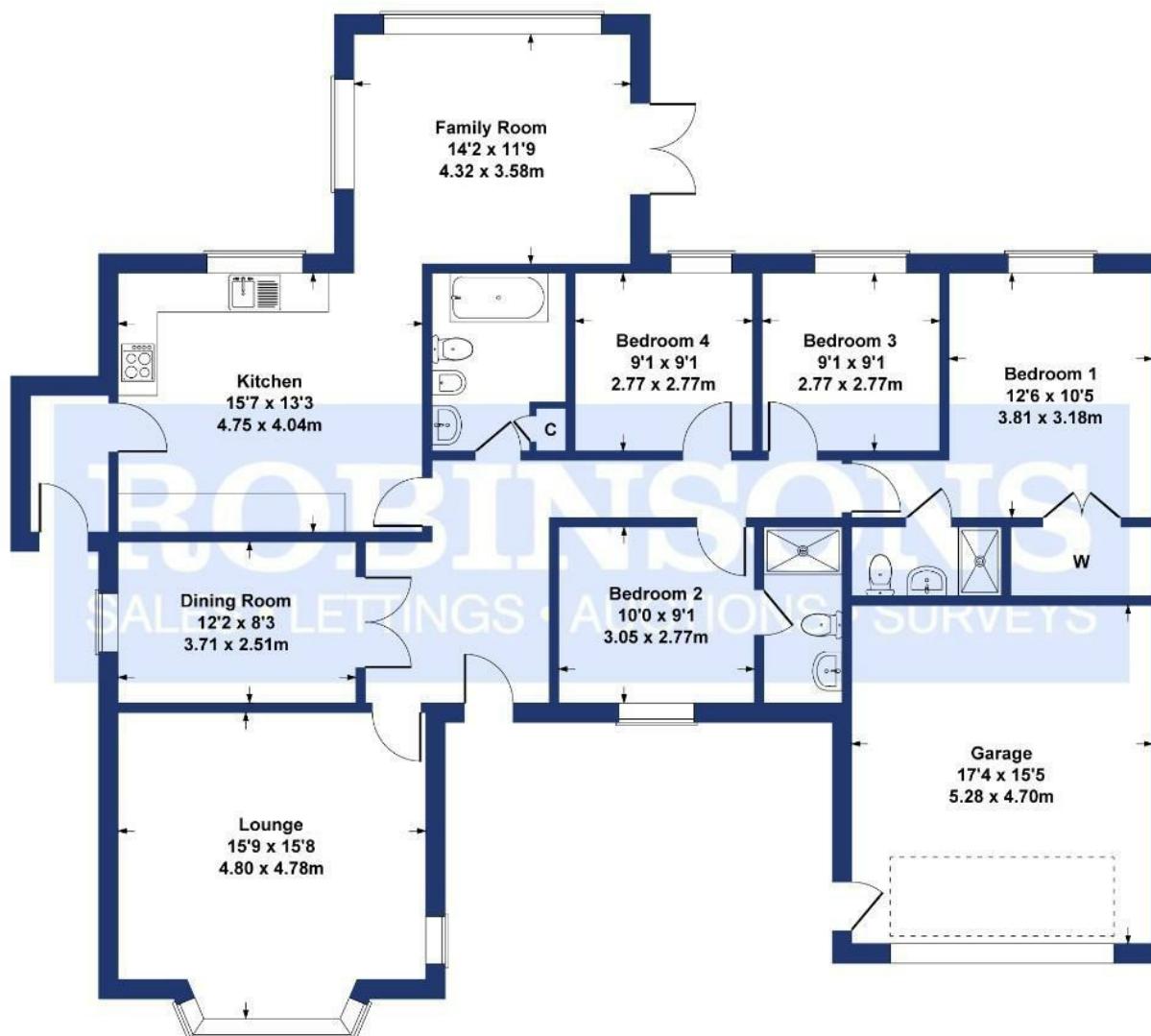
The preceding details have been sourced from the seller and OntheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B and C, should be sought from a legal representative or appropriate authorities. Robinsions cannot accept liability for any information provided.



# Woodifield Hill Crook

Approximate Gross Internal Area

1800 sq ft - 167 sq m



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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