



High West Road, Crook, DL15 9NT  
4 Bed - House - Detached  
£375,000

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## High West Road Crook, DL15 9NT

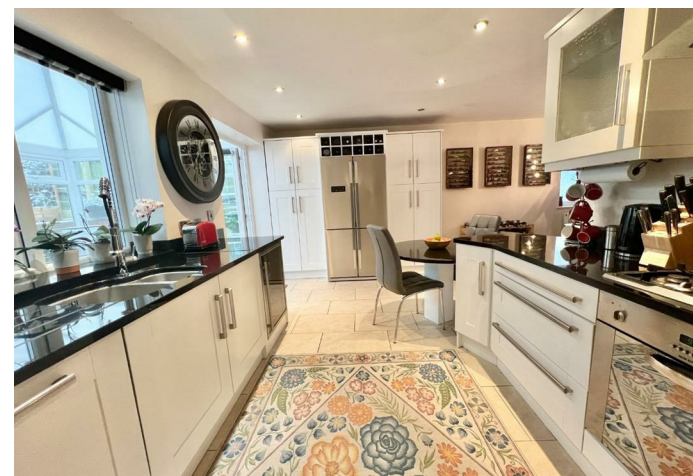
\* LARGE FAMILY HOME \* COUNTRYSIDE VIEWS \* GARDENS TO THREE SIDES \* AMPLE LIVING ACCOMMODATION \* EN-SUITE AND JACK & JILL SHOWER ROOM \* VIEWING HIGHLY RECOMMENDED \*

We are excited to offer to the sales market this substantial four bedroom detached house, which has far-reaching countryside views to the front aspect and gardens surrounding the house. The property should prove to be a fantastic family home, having spacious living accommodation throughout, including a conservatory to the rear, four double bedrooms, en-suite shower room and Jack & Jill shower room. The house is warmed by gas central heating via combination boiler which was fitted in 2020, UPVC double glazed windows and security alarm.

The property has many attractive features throughout, including an oak staircase to the first floor with galleried landing, quality fitted kitchen with granite worktops and integrated appliances, solid oak internal doors and hard flooring throughout to the ground floor.

The internal accommodation comprises; welcoming hallway with staircase to the first floor landing and large storage cupboard. Lounge with two French doors leading to the front garden and enjoying the views over surrounding countryside. 'L' shape kitchen/dining room with a quality range of wall, base and drawer units with granite worktops with breakfast bar, integrated appliances including, four ring hob, oven, extractor door, dishwasher and wine cooler, space for fridge/freezer and dining table. Useful utility room with space for washing machine and tumble dryer. Conservatory enjoying views over the rear garden.

To the first floor there are four double bedrooms, the main enjoying the best of the views and having a walk in wardrobes with fitted wardrobes and en-suite shower room. Two of the bedrooms having access to a 'Jack' & 'Jill' shower room and the other having fitted wardrobes. To conclude the accommodation there is a family bathroom with freestanding bath tub.























## OUTSIDE

The property has enclosed gardens to front, side and rear which are mainly laid to lawn and at the rear there is a paved patio and timber decking area. At the front of the property there is a block paved driveway leading to a single garage. The gardens are enclosed and enjoy far-reaching countryside views over surrounding countryside.

## Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas central heating

Tenure: Freehold

Durham Council Tax Band: E

Annual Price:

£2,693 (min)

EPC: C

Broadband

Basic

9 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. Robinsons cannot accept liability for any information provided.





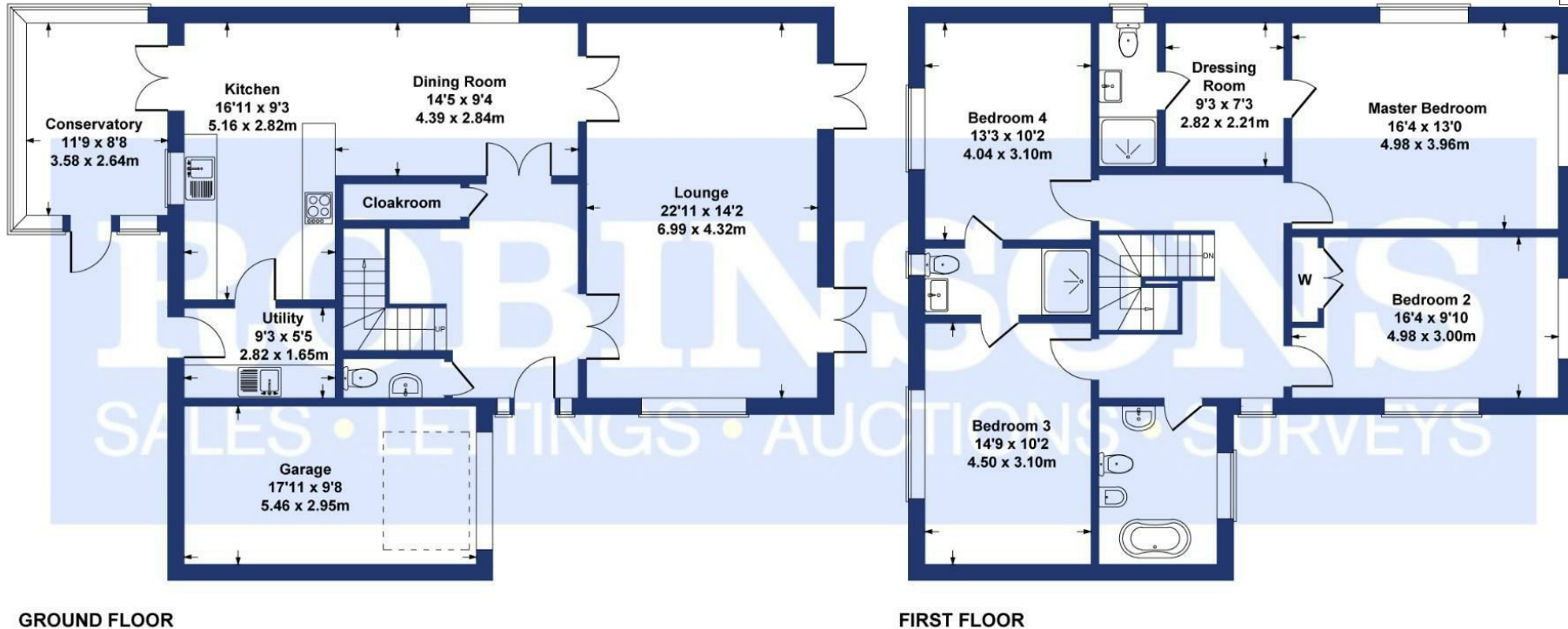




## High West Road Crook

Approximate Gross Internal Area  
2258 sq ft - 210 sq m

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		82
(81-81) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

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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