



Coppice Mount, DL15 9NY
5 Bed - House - Detached
£240,000

ROBINSONS
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Coppice Mount , DL15 9NY

* NO FORWARD CHAIN * GROUND FLOOR EXTENSION *

Robinsons are excited to offer to the sales market, with NO FORWARD CHAIN this substantial five bedroom detached house with an impressive ground floor extension. The house should make a fantastic family home, having three reception rooms, useful utility room, two bedrooms with en-suite shower room and large driveway allowing parking for several cars.

The house is warmed by a 'Baxi' gas combination boiler and has UPVC double glazed windows.

The internal accommodation comprises; welcoming hallway, cloakroom/WC. Lounge with bay window. Open plan kitchen/dining room with a range of wall, base and drawer units with space for appliances and dining table. Useful utility room. An impressive ground floor extension, creating a large reception room with views over the rear garden, multi fuel stove and vaulted glazed ceiling allowing a huge amount of natural light into the room.

To the first floor there are four bedrooms, one benefitting from an en-suite shower room, three of the bedrooms have sliding door fitted wardrobes, and there is also a separate family bathroom.

To the second floor there is a double bedroom with en-suite shower room.

Outside the property stands on a generous sized plot with large driveway to the front allowing off road parking for several cars and leads to the single garage. The rear garden is enclosed and has been designed for easy maintained being mostly paved and gravelled.

Coppice Mount is within close proximity to all amenities that Crook town centre have to offer, including doctors surgery, dentists, post offices and a wide variety of shops including Aldi and Lidl. There is also the option of two schools and bus links to other towns and cities.

We feel an internal viewing is highly recommended to fully appreciate this property, please contact Robinsons today to arrange yours.













Agents Notes

Council Tax: Durham County Council, Band E £3118.00

Tenure: Freehold

Property Construction – Standard

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains (not metered)

Sewerage – Mains

Heating – Gas Central Heating

Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – yes

Probate – being applied for NA

Rights & Easements – None known, check with seller

Flood risk – refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – check with seller

Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.

Accessibility/Adaptations – any alterations or conversions etc.

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



Coppice Mount Crook

Approximate Gross Internal Area
2119 sq ft - 197 sq m



FIRST FLOOR

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. 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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

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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