

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

**Croft Street, DL15 8QF**  
**3 Bed - Bungalow - Dormer Detached**  
**£325,000**

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An exciting opportunity to purchase one of five three-bedroom detached dormer bungalows currently under construction within strolling distance of Crook town centre.

These modern homes have been constructed by a local and well established property development firm and finished to an exceptionally high standard with anthracite external design features and innovative energy efficient components that are expected to achieve an impressive eco-friendly A energy performance rating (subject to air test).

The properties are heated by air source heat pumps with underfloor heating throughout and a high level of insulation to the walls, floors and ceilings. They also feature solar panels to the roof and include a 5KW backup battery.

Weardale Properties are offering buyers the chance to work alongside them in designing their dream home and adding their very own personal touch. Choose from a range of kitchen cupboards, worktops, bathroom tiles and flooring, as well as optional extras and upgrades to make your new home your own.

Each residence comprises; entrance hallway with staircase to the first floor. Open plan kitchen/dining/family room with a range of fitted wall, base and drawer units with space for dining and seating furniture. French doors leading to the rear garden. Separate utility room. Ground floor bedroom which would be suitable for an extra reception room. Bathroom with four-piece suite, including bath and separate shower. To the first floor there are two double bedrooms and a shower room. Outside there is a double driveway to the front and an enclosed garden to the rear.

Croft Street is within a short walk away from Crook town centre which has a wide range of shopping amenities, including an 'Aldi' and 'Lidl' along with a range of local businesses and health care. Schooling is within walking distance and bus links giving access to neighbouring towns and cities, including Bishop Auckland and Durham City Centre.

#### **VIEWINGS**

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





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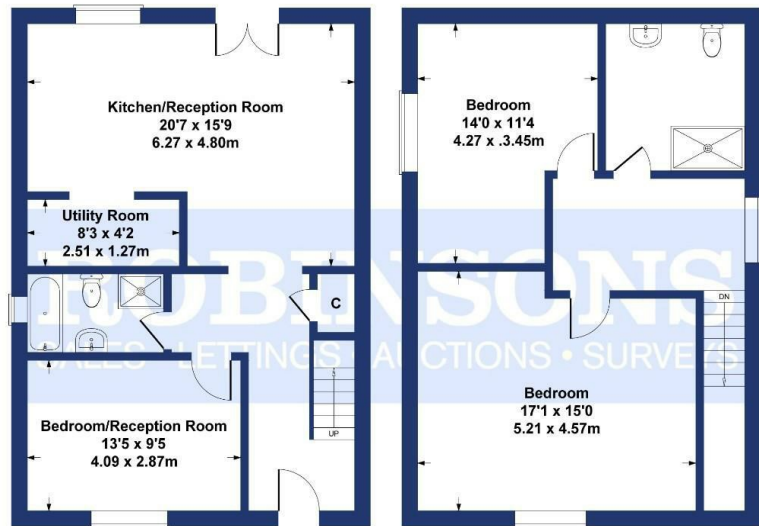
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

## Croft Street Crook

Approximate Gross Internal Area  
1256 sq ft - 117 sq m



GROUND FLOOR

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. 2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(91-100)	B		
(81-90)	C		
(69-80)	D		
(55-68)	E		
(41-54)	F		
(21-40)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
(91-100)	B		
(81-90)	C		
(69-80)	D		
(55-68)	E		
(41-54)	F		
(21-40)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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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