**Hamsterley Drive, DL15 9PT**
**4 Bed - House - Detached**
**£200,000**

ROBINSONS
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# Hamsterley Drive
# , DL15 9PT

Robinsons are delighted to offer to the sales market this extended four bedroom detached house, located on the pleasant Hamsterley Drive, Crook. The house should prove to be a fantastic family home, having a sun room extension, useful utility room and main bedroom with en-suite shower room. The house is warmed by a gas combination boiler and has UPVC double glazed windows.

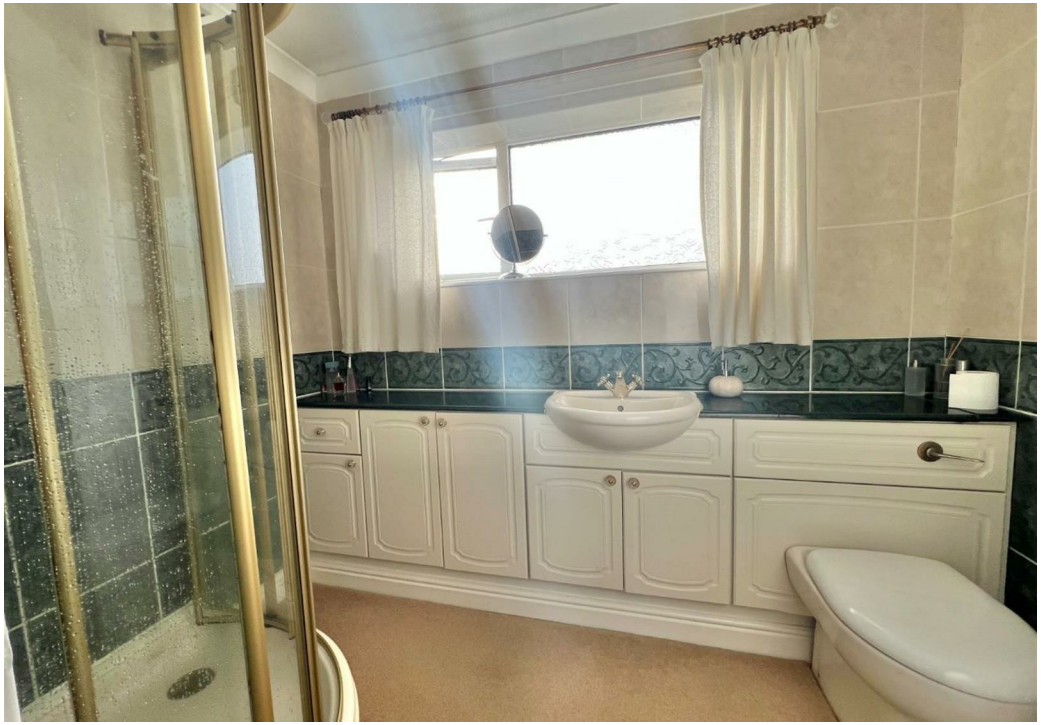
The internal accommodation comprises; entrance porch, open plan lounge/dining room with window to the front aspect, staircase to the first floor landing and dining area with doors opening to the sun room. The sun room enjoys views over the rear garden and French doors giving access to the garden. Kitchen which is fitted with a range of wall, base and drawer units with integrated hob and oven. Utility room with space for washing machine and internal doors giving access to the garage.

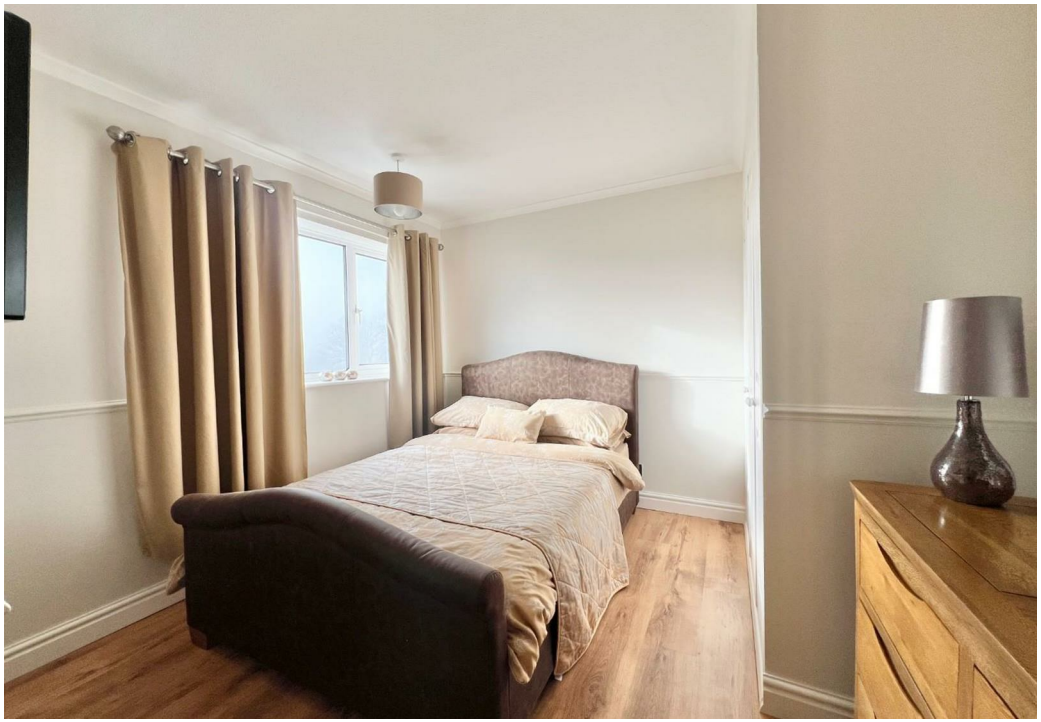
The first floor offers four well-proportioned bedrooms, the main having an en-suite shower room. A re-fitted family bathroom concludes the accommodation.

Outside the house has a driveway, garage and lawned garden to the front. The rear garden is mainly laid to lawn with paved patio area and mature boundary hedging.

Located within a sought-after area of Crook, this lovely home is conveniently located close to the town centre, which offers a wide range of shops, healthcare services, and childcare options including nurseries and primary schools. Further amenities and secondary schooling can be found in nearby Bishop Auckland and Willington.

Contact Robinsons for further information and to arrange an internal viewing.





**Agent Notes**
Council Tax: Durham County Council, Band C £2268.00
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
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

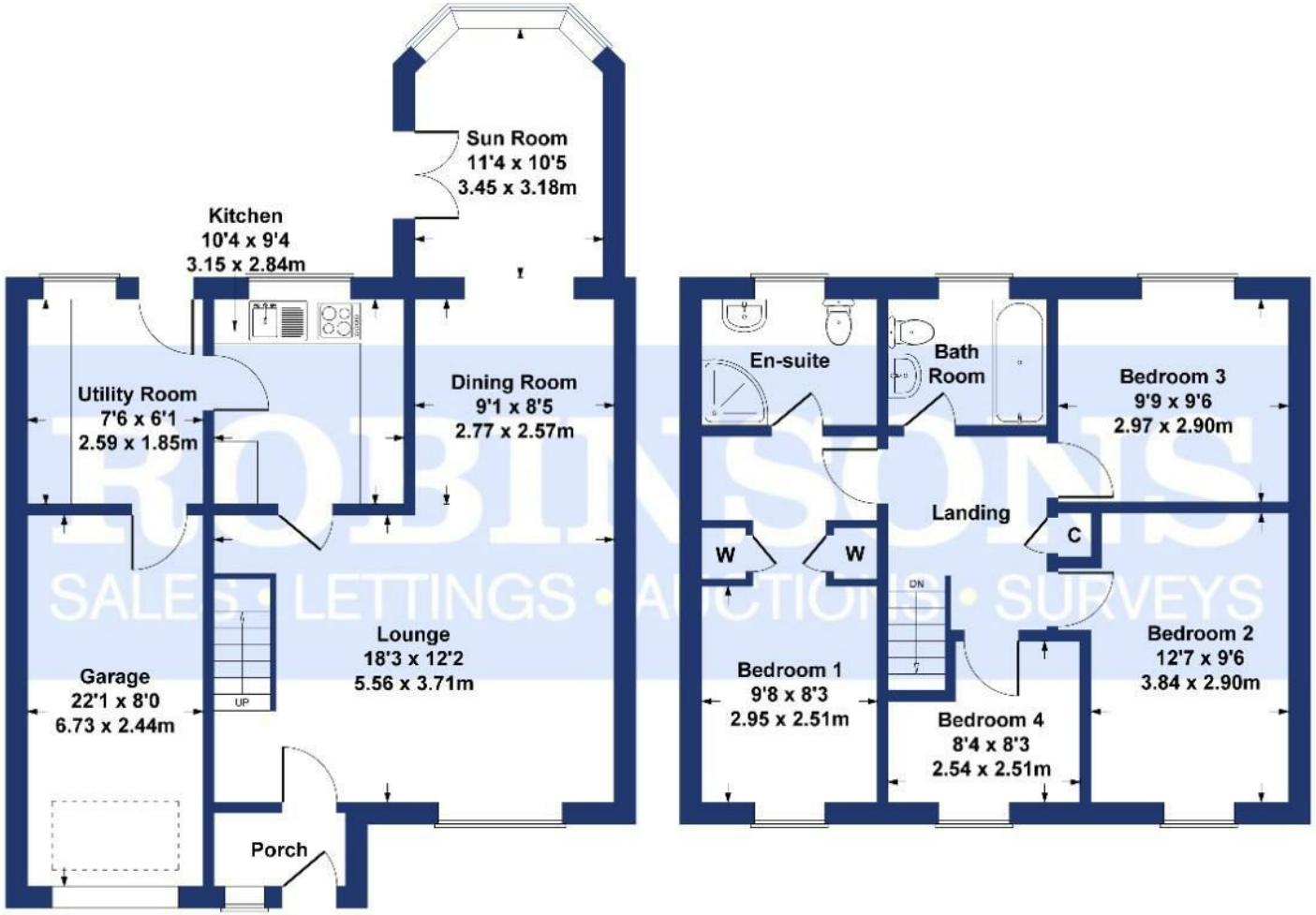
Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.
Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.
Selective licencing area – no
Probate – NA
Rights & Easements – None known.
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 – no
Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.
Accessibility/Adaptations – Bedroom & en-suite built over garage on first floor. Sun room extension ground floor.
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 £60 (inc. VAT) per individual purchaser applies for carrying out these checks.

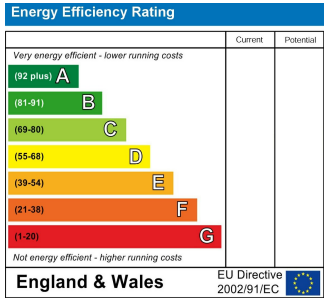
# Hamsterley Drive Crook

Approximate Gross Internal Area
1383 sq ft - 128 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. 2026

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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