



Hollowdene Garth, DL15 8LT  
4 Bed - House - Detached  
£360,000

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# Hollowdene Garth , DL15 8LT

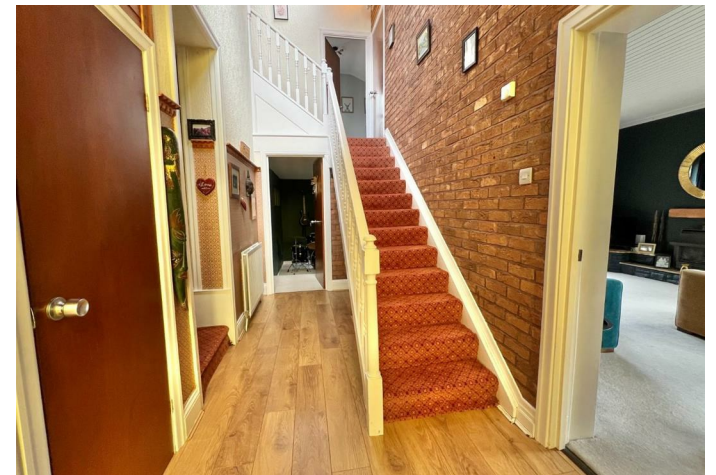
Robinsons are delighted to present to the sales market this charming four-bedroom detached home, occupying a generous plot with mature private gardens, a lengthy driveway, and detached garage. Tucked away within a quiet cul-de-sac in Crook, the property is conveniently located close to local schools, the town centre, and transport links, making it an excellent choice for family living.

Offering spacious and versatile accommodation throughout, the home is well suited to the needs of modern family life. It also benefits from gas central heating and double glazing.

The internal layout briefly comprises an entrance hallway with staircase to the first floor, storage cupboard, and cloakroom/WC. The spacious main reception room enjoys lovely views over the gardens, with large windows allowing an abundance of natural light to flow through. A second reception room, currently used as music room, provides flexible space and could also serve as a home office, playroom, additional sitting room or a fourth bedroom. A further reception room adjoining the kitchen would make an ideal dining room. The kitchen is fitted with a range of wall, base, and drawer units, along with an integrated hob and oven, plus space for further appliances. There is also a useful utility room with additional storage and plumbing for a washing machine.

To the first floor are three well-proportioned double bedrooms and a family bathroom fitted with a three-piece suite comprising bath with shower over, wash hand basin, and WC, finished with quality fixtures and fittings.

Externally, the property boasts truly stunning and established gardens, filled with colourful planting, mature trees, and hedging surrounding a lawned area, perfect for family gatherings and outdoor enjoyment. There are also private seating areas and useful storage space. The lengthy driveway provides off-street parking for several vehicles and leads to the detached garage.













### Location

Hollowdene Garth is a pleasant cul-de-sac made up of a small number of residential properties, ideally positioned close to Crook town centre, local schooling, and regular bus routes.

### Agents Notes

Council Tax: Durham County Council, Band D - Approx. £2622.00 p.a

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 : 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.



# Hollowdene Cottage

Approximate Gross Internal Area  
1797 sq ft - 167 sq m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			
(61-81) B			
(69-80) C			
(55-68) D		62	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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. 2018

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









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