



Snowball Close, DL15 9GD
3 Bed - House - Detached
£210,000

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Snowball Close , DL15 9GD

Robinsons are delighted to bring to the sales market this beautifully extended three-bedroom detached home, occupying a generous corner plot with ample off-street parking and a detached single garage.

Ideally suited to family buyers, the property has been well maintained throughout and benefits from modern décor, gas central heating, and full UPVC double glazing.

A particular highlight of the home is the impressive sun room extension, added in recent years, which provides a fantastic additional reception space overlooking the rear garden.

The accommodation briefly comprises: entrance hallway, cloakroom/WC, spacious lounge, and a modern open-plan kitchen/dining room fitted with a range of wall, base, and drawer units, integrated dishwasher, and space for additional appliances and a dining table. French doors open into the bright and airy sun room, which enjoys pleasant garden views and features large sliding doors providing direct access to the rear garden.

To the first floor are three well-proportioned bedrooms, with the master benefiting from an en-suite shower room, along with a separate family bathroom.

Externally, the property boasts gardens to the front and rear, a large block-paved driveway providing ample off-road parking, and a detached single garage. The enclosed rear garden has been attractively landscaped to include both patio and lawned areas, ideal for outdoor entertaining and family use.

Snowball Close is a highly regarded cul-de-sac location, conveniently situated close to local schools, bus routes, and Crook town centre.

Early internal viewing is highly recommended to fully appreciate the accommodation on offer.













Agents Notes

Council Tax: Durham County Council, Band C - Approx. £2331 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 – NA

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.

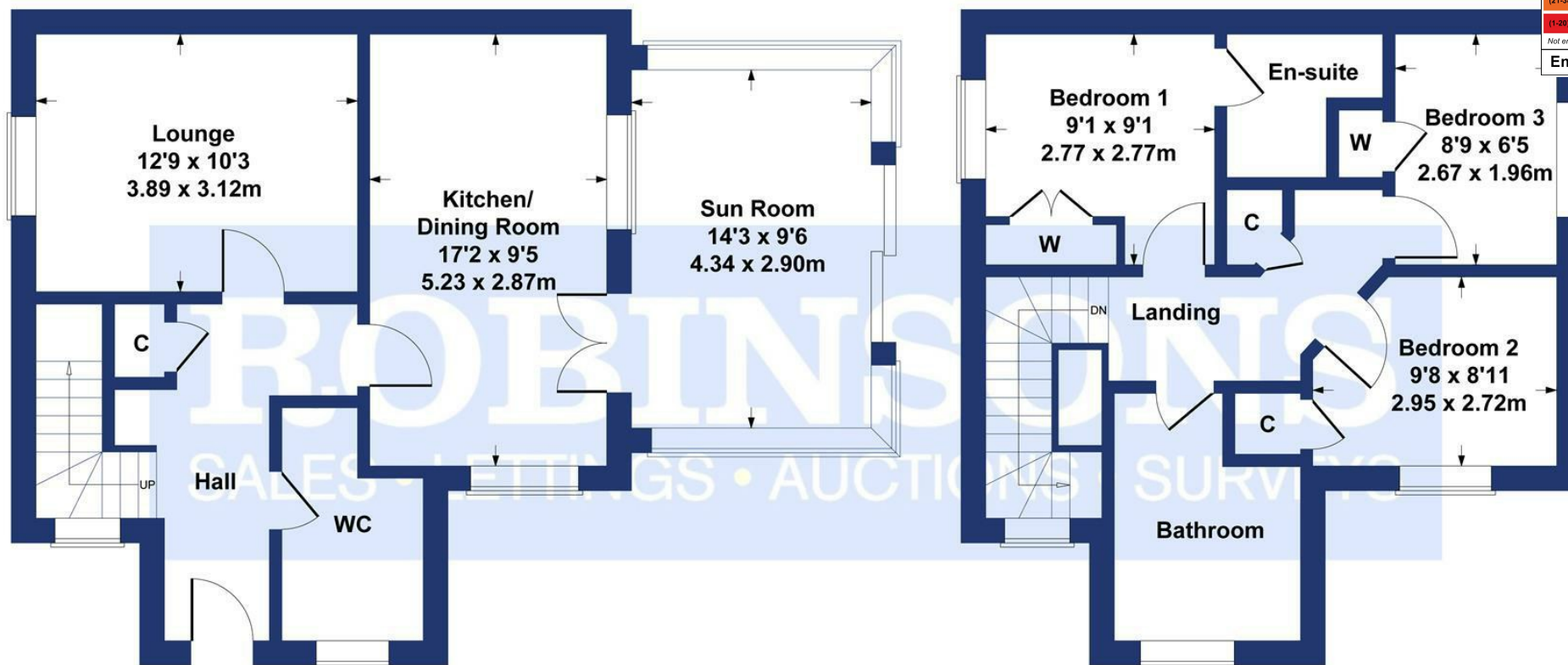
HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser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



Snowball Close Crook

Approximate Gross Internal Area
1076 sq ft - 100 sq m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		85
(81-81)	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



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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