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Vicarage Close Howden Le Wear, Crook, DL15 8RB

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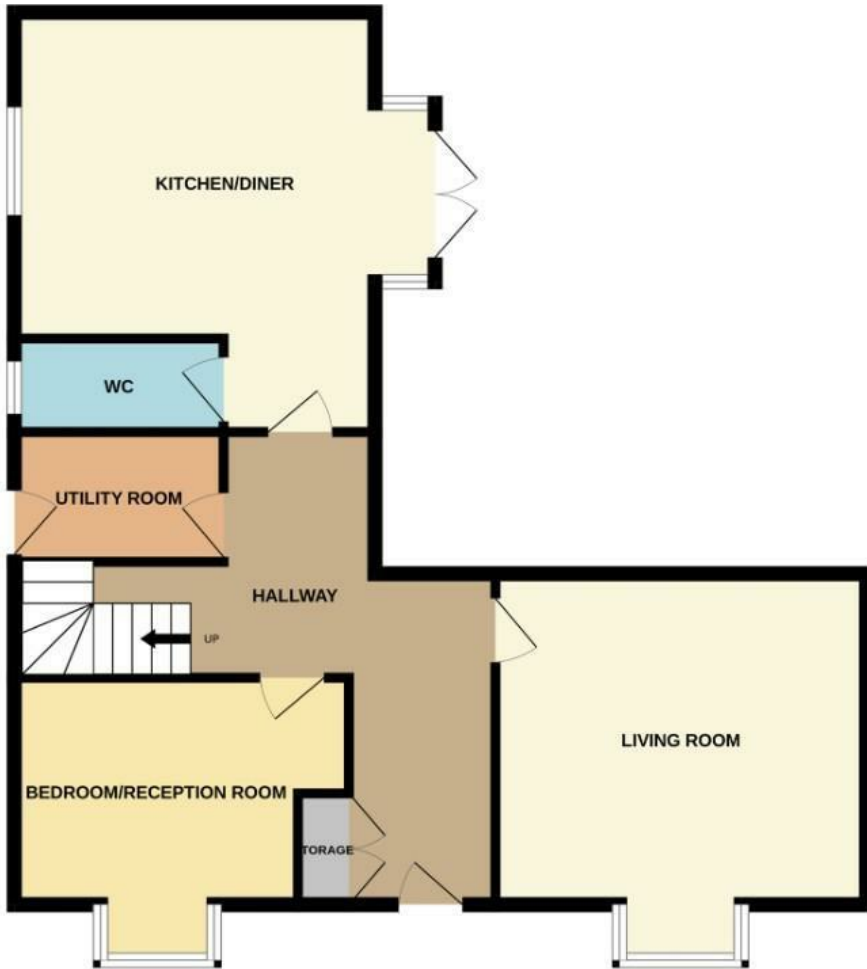
Offers Over £310,000

Beautiful three bedroomed detached property is located on the outskirts of the village Howden le Wear. The property has stunning gardens surrounding the property along with a large detached garage and off street parking for multiple cars. The village location allows for access to the local facilities including independent businesses, local stores, restaurants and primary school. Great public transport links allow convenient access to neighbouring towns which have a larger array of facilities such as supermarkets, high street stores, cafés, restaurants, healthcare services and both primary and secondary schools. It is only approximately 1.9 miles from Crook, 4.1 miles from Bishop Auckland and 10 miles from the historical city, Durham where railway links lead to further afield places such as Darlington, Durham, Newcastle and York.

In brief the property comprises; an entrance hall leading through into the living room, second reception room which could also be used as a fourth bedroom, large kitchen/diner, utility room and cloakroom. The first floor contains the master bedroom with ensuite, two further bedrooms and the family bathroom. Externally, the property is set within an enviably-sized corner plot which has a picturesque garden space to the front. Low maintenance gravelled and block-paved area ideal for outdoor seating featuring a bridge across the stream. Lawned spaces boast mature trees, bushes and shrubbery, along with a waterfall. To the rear, there is a meticulously maintained garden mainly laid to lawn with patio area ideal for outdoor furniture, decking space with pergola and perimeter borders hosting an array of well established flowers and shrubbery. The large gravelled driveway offers space for multiple cars and leads to the single detached garage with up and over door.

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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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			
		77	84
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Living Room

14'5" x 12'10"

The living room is located to the front of the property offering ample space for furniture, benefiting from an electric fire with feature surround, modern decor and large bay window allowing lots of natural light.

Kitchen/Diner

16'4" x 15'11"

The modern kitchen is fitted with a range of high gloss wall, base and drawer units, complementing work surfaces, upstands and sink/drainers along with an integrated electric oven with separate grill, hob and overhead extractor hood, fridge/freezer and dishwasher. Ample space remains available for a dining table and chairs with French doors leading into the rear garden.

Reception Room/Bedroom

13'0" x 8'10"

The second reception room offers a versatile space currently used as an additional seating area, but could also be utilised as a formal dining room, home office, play room or fourth bedroom. With neutral decor and dual aspect windows to the side and bay to the front.

Utility Room

8'3" x 5'8"

The utility room provides an additional storage space along with a sink/drainers and plumbing for a washing machine.

Cloakroom

8'3" x 5'8"

Ground floor cloakroom fitted with a WC and wash hand basin.

Master Bedroom

13'1" x 9'8"

Enviably sized master bedroom allowing space for a king-sized bed and further furniture benefiting from fitted wardrobes and dual aspect windows to the front and rear.

Ensuite

7'6" x 4'11"

Ensuite bathroom fitted with a corner shower cubicle, WC and wash hand basin.

Bedroom Two

15'8" x 10'4"

Bedroom two is another large double room with plenty of space for a king-sized bed and further furniture, fitted wardrobes and dual aspect windows to either side.

Bedroom Three

10'4" x 8'10"

The third bedroom is a large single room with neutral decor and dual aspect windows.

Bathroom


9'10" x 6'6"

The family bathroom is fitted with a panelled bath, corner shower cubicle, heated towel rail, WC and wash hand basin.

External

Externally, the property is set within an enviably-sized corner plot which has a picturesque garden space to the front. Low maintenance gravelled and block-paved area ideal for outdoor seating featuring a bridge across the stream. Lawned spaces boast mature trees, bushes and shrubbery, along with a waterfall. To the rear, there is a meticulously maintained garden mainly laid to lawn with patio area ideal for outdoor furniture, decking space with pergola and perimeter borders hosting an array of well established flowers and shrubbery. The large gravelled driveway offers space for multiple cars and leads to the single detached garage with up and over door.

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.









