



VENTURE  
PLATINUM



Jobson Meadows | Stanley, Crook  
£350,000





## A Rarely Available and Immaculately Presented Detached Family Home in the Heart of Stanley Crook

Nestled in the quaint and picturesque village of Stanley Crook, this striking three/four bedroom detached family home offers the very best of rural living with excellent connections to Durham, Darlington and Newcastle—ideal for commuters seeking tranquillity without sacrificing convenience.

Spanning approximately 148 square metres, this property has benefited from extensive and thoughtful upgrades throughout. High-spec fixtures and fittings create a contemporary, polished feel, including upgraded internal doors, elegant porcelain floor and wall tiles, a state-of-the-art Hive heating system, and quality surround sound in most rooms. The beautifully presented interiors are matched by impressive outdoor living: the large, enclosed rear garden provides ample space for families, complemented by a charming summer house—perfect for relaxing or entertaining all year round.

On the ground floor, the welcoming entrance hall leads to a spacious lounge and a versatile ground floor bedroom, which could also serve as a second reception room. The modern dining kitchen is ideally suited to family life, with the added benefit of a separate utility room and a bright sun room overlooking the rear garden. A thoughtfully designed Jack and Jill shower room/WC completes the ground floor accommodation. Upstairs, discover three generous double bedrooms, including a stunning master with its own en suite, and a well-appointed family bathroom.

Practicality meets style with plentiful off-road parking on a block paved driveway and a single garage currently adapted for storage with a partition wall.

Stanley Crook is a friendly, close-knit village boasting its own primary school, community centre, and petrol station, with a poignant monument to World War II nearby. Surrounded by open countryside, the location is ideal for those who cherish peace and natural beauty, whilst remaining con

### Ground Floor

#### Entrance Hall

Accessed via a UPVC entrance door leading into a specious and welcoming hallway. Doors radiate to some of the ground floor living accommodation, central heating radiator and stairs to the first floor. Floorex laminate flooring runs throughout the majority of the ground floor.

#### Lounge 6.81m x 3.40m (22'04" x 11'02")

Located to the front elevation of the property having UPVC box bay window, two central heating radiators and decorative oval dropped ceiling.

#### Breakfast Kitchen 6.48m x 4.19m (21'03" x 13'09")

An exceptional fitted kitchen with white base and wall units, granite work surfaces over, dropped sink unit with mixer tap and UPVC window above. Integrated dishwasher, fridge, electric eye level oven and five burner induction hob with extraction fan. Breakfast bar seating area and ample space for family dining table and chairs with UPVC window and double opening into the sun room.

Hailo lighting around the alcove in the kitchen and dining area. The floorex flooring continues from the hall into this space.

#### Sun Room 3.61m x 3.58m (11'10" x 11'09")

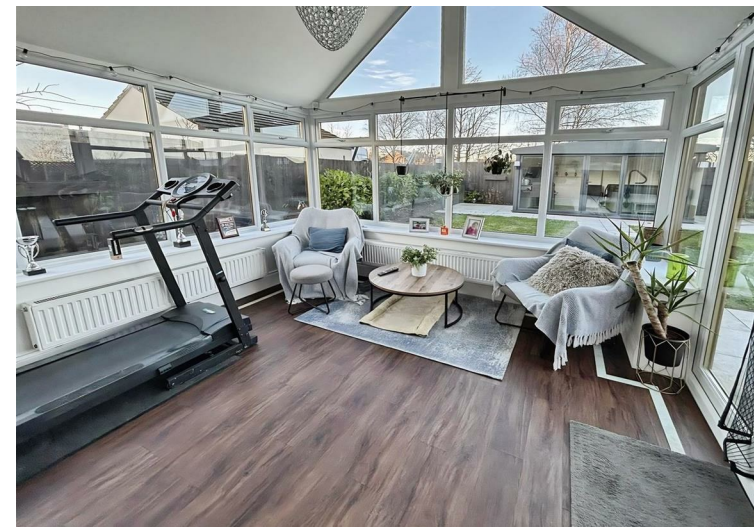
A double opening leads off the dining kitchen with UPVC windows to three sides and patio doors leading out, central heating radiator.

#### Utility 1.96m x 3.15m (6'05" x 10'04")

Fitted with further storage units with granite work surfaces over, sink unit and UPVC window above. Integrated fridge freezer and ample space for washing machine and tumble dryer if required. A UPVC entrance door leads to the side of the property, central heating radiator, access to a useful pantry cupboard and further cupboard housing the gas combination boiler.

#### Ground Floor Bedroom Four/Reception Room 4.45m x 3.38m (14'07" x 11'01")

Located to the front elevation of the property having box bay UPVC window, coved ceiling and central heating radiator. A door leads into the Jack and Jill shower room.







#### Jack and Jill Shower Room/WC

Refitted Jack and Jill Shower Room with a three piece suite comprising a walk in shower with seat, floating WC and wash hand basin set in a white vanity storage cabinet. Wall mounted mirror, chrome heated towel rail and porcelain wall and floor tiles.

#### First Floor

##### Landing

Stairs rise from the inner hallway, obscured UPVC window, central heating radiator, glass balustrade and doors radiating off to the first floor living accommodation.







**Bedroom One 5.28m x 3.43m (17'04" x 11'03")**

The impressive master bedroom is located to the front elevation of the property having UPVC window, central heating radiator, fitted three door wardrobes, two UPVC eave storage cupboard's and access to an additional storage cupboard.

**En Suite/WC**

En suite having free standing corner shower cubicle with power shower and separate handheld shower attachment, floating WC and oval wash hand basin set on a vanity storage cabinet. Porcelain wall and floor tiled, velux roof light, wall mounted light up mirror and ceiling spot lights. Central heating radiator.

**Bedroom Two 3.10m x 4.62m (10'02" x 15'02" )**

Located to the rear elevation of the property having UPVC window, central heating radiator and access to a walk in wardrobe area.

**Bedroom Three 2.74m x 3.20m (9'00" x 10'06")**

Located to the front elevation of the property having UPVC window and central heating radiator. This room is currently utilised as a home office.



### Family Bathroom/WC

Fitted with a three piece suite comprising bath with shower over and glass screen, floating wash hand basin with vanity storage below and WC. Velux roof light, central heating radiator, two storage cupboards and porcelain tiled floor and walls.

### Exterior

To the front of the property is a block paved driveway providing off road parking for numerous vehicles and also access to the garage. Bounded by raised boarders containing mature shrubs and flowers.

The rear garden has a porcelain paved seating area and pathway lead to the summer house which we understand is timber construction, plastered internally with plastic outer cladding. There is power and lighting. The garden also benefits from power and lighting with an external water supply, there are two areas of grass bounded by raised beds with mature shrubs. This is an ideal garden to enjoy in both the summer and winter months.

### Garage

The garage is currently used for storage with a partition wall dividing it into two sections which could easily be removed if any potential purchasers wanted to do so. Electric up and over door, power and lighting.

### Energy Performance Certificate

To view the full energy performance certificate for this property please use the link below:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0939-0045-3311-0972-5200>

EPC Grade B

### Other General Information

Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Available, Highest available download speed 1800 Mbps Highest available upload speed: 220 Mbps

Mobile Signal/coverage: Good Coverage on Vodafone, 3, EE and O2

Council Tax: Durham County Council, Band: E Annual price: £2977.41 (Maximum 2025)

Energy Performance Certificate Grade B

Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.

Flood Risk: Very low risk of surface water flooding, and flooding from rivers/sea

### Disclaimer

The preceding details have been sourced from the seller, OntheMarket.com and other third parties. Verification and clarification of this information, along with any further details concerning Material Information parts A, B and C, should be sought from a legal representative or appropriate authorities. Venture Properties (Crook) Limited cannot accept liability for any information provided.









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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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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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