



VENTURE
PLATINUM

Brookside Avenue | Crook
£430,000



Nestled in the charming Brookside Avenue of Crook, this detached house presents a fantastic opportunity for those seeking a beautifully appointed family home. The property boasts versatile and flexible living accommodation, perfect for a growing family or those looking to explore business opportunities from home.

One of the standout features of this property is the ample off-road parking available for numerous vehicles, ensuring convenience for both residents and guests. The enclosed rear garden provides a private and secure outdoor space, ideal for relaxing or entertaining.

Benefiting from gas central heating and UPVC double glazing, this home offers comfort and energy efficiency throughout the year. The open plan kitchen, dining, and living room is a welcoming space with views overlooking the garden, creating a seamless blend of indoor and outdoor living.

Don't miss out on the chance to make this property your own and enjoy the benefits of a well-maintained home in a desirable location. Contact us today to arrange a viewing and discover the potential this property holds for you and your family.

Ground Floor

Entrance

Accessed via composite entrance door with glazed floor to ceiling inserts at either side allows access into a warm and welcoming hallway.

Stairs rise to the first floor, under stair storage cupboard, tiled flooring, access to two useful cloak hanging cupboards and anthracite grey floor to ceiling radiator.

Inner Hallway

Providing access to the utility and ground floor WC with double opening into the living kitchen diner with step down.

WC

Having floating sink with vanity storage below, WC and central heating radiator. Partially tiled and wall mounted mirror.

Utility

Having base and wall units to allow additional storage, two full length integrated freezers and space and plumbing for washing machine and tumble dryer.

Lounge 5.330 x 3.180 (17'5" x 10'5")

A lovely lounge area with open fire as the main focal point to the room with granite hearth and neutral surround. UPVC window and two anthracite floor to ceiling radiators. Alcove storage, feature wall panelling and coved ceiling.

Secondary Reception Room 3.280 x 3.150 (10'9" x 10'4")

Having UPVC window with seating and storage below and radiator. This room is versatile and could be used however required.

Living Kitchen Diner 6.100 x 4.320 (20'0" x 14'2")

An impressive added addition to this property every families dream a spacious and welcoming living dining kitchen with two sets of bi-folding doors to the rear garden, meaning you can enjoy the outdoors from the comfort of your own home.

Fitted with an extensive range of base and wall units with granite work tops over, integrated appliances included two eye level ovens, two full length fridges, dropped sink with spray tap, touch hob and extraction over. Ceiling spot lights throughout and dropped ceilings, in the lounge area is a feature media wall with alcove shelving. Tiled flooring throughout and two central heating radiators.

The central island provides breakfast bar seating as well as ample space for a dining table.

Home Office 4.370 x 2.260 (14'4" x 7'4")

Fitted with base and wall units for storage and a desk seating area, UPVC doors to the rear garden, anthracite radiator and feature stained glass circular window to the side.

First Floor





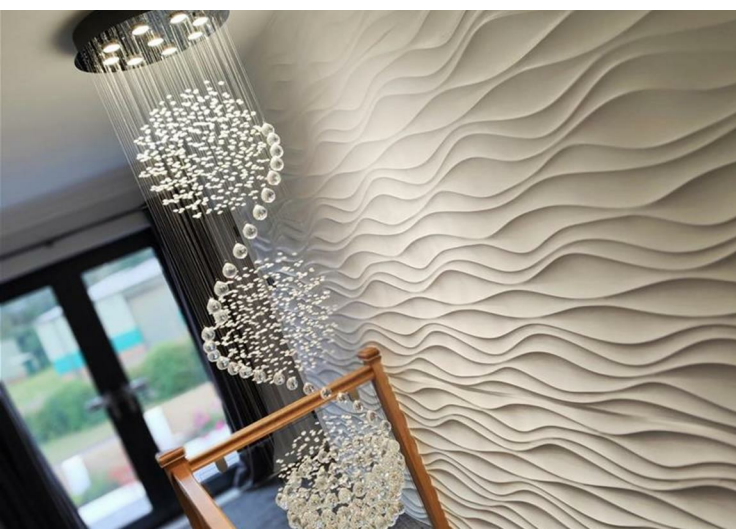
Landing

Stairs rise from the entrance hall, wooden and glass banister, leading to the first floor accommodation and flooded with natural light from UPVC patio doors with glass Juliet bannister. Anthracite floor to ceiling radiator and access to the loft via a pull down ladder which is fully boarded with power and lighting.

Master Suite 4.320 x 3.730 (14'2" x 12'2")

The bedroom area has UPVC patio doors with Juliet glass balcony, lighting to either side of the bed and anthracite floor to ceiling radiator. An opening leads through to the wardrobe area having fitted mirrors wardrobes to both sides to allow ample storage.





En Suite

Fitted with walk in double shower cubicle, WC, oval wash hand basin set on vanity storage, partially tiled ceiling spot lights, obscured UPVC and black heated towel rail.

Bedroom Two 3.250 x 3.150 (10'7" x 10'4")

Located to the front elevation of the property having UPVC window, fitted wardrobes to one wall with matching over bed storage and bedside tables and anthracite floor to ceiling radiator.

Bedroom Three 3.730 x 3.250 (12'2" x 10'7")

Located to the front elevation of the property having UPVC window, window seat with storage below, fitted wardrobes to one wall, over bed storage and bedside cabinets and anthracite floor to ceiling radiator.

Bedroom Four 3.250 x 2.440 (10'7" x 8'0")

Located to the rear elevation of the property having fitted wardrobes, over bed storage and matching bedside tables with UPVC window. Anthracite floor to ceiling radiator.



Bathroom

A beautifully appointed four piece bathroom suite comprising free standing bath with central free standing taps and shower head attachment, walk in double shower cubicle, WC and floating washing basin with about storage below. Ceiling spot lights, fully tiled, heated towel rail and obscured UPVC window.

Exterior

To the front of the property is a gravel driveway allowing off road parking for numerous vehicles with gated access to both sides of the property leading to the rear garden.

The rear garden has been thoughtfully designed to utilise all of the space there is with private seating, summer house having power and electric, outbuildings again with power and electrics, chicken coop and to the side of the property three dog kennels all with power and lighting. The garden has areas of lawn, water features and a pond.

Agents Note

Please note that the property is fully residential however there is the option to run a business from here subject to the necessary consents.

Home Bar/Salon/ Business Opportunity

Currently refitted as a home bar with seating, there is also base and wall units for storage and a WC. To the rear of this is another room which has been used as a dog grooming area. The gas central heating boiler can be found here.

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/2120-1453-5170-5006-9191>

EPC Grade C

Additional Property Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Superfast Highest available download speed 47 Mbps Highest available upload speed 9 Mbps

Mobile Signal/coverage: Likely with Three and O2

Council Tax: Durham County Council, Band: E. Annual price: £2,836.21 (Maximum 2024)

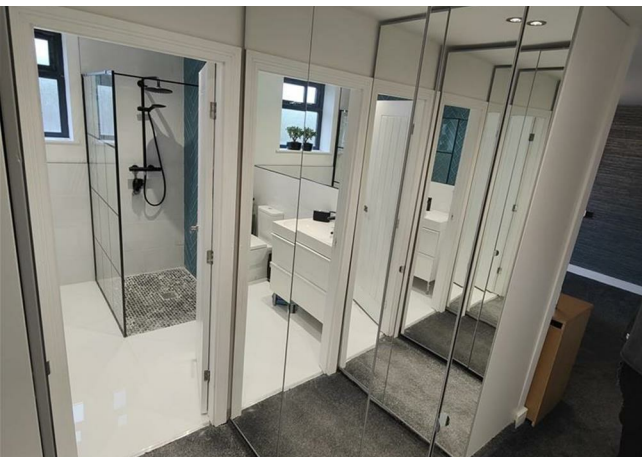
Energy Performance Certificate Grade C

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 and the 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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