



# Wordsworth Court | Crook

Offers Over £290,000



Welcome to this charming four-bedroom detached house located in the peaceful cul-de-sac of Wordsworth Court, Crook. This delightful property offers a perfect blend of space and comfort, making it an ideal family home.

As you enter, you are greeted by two inviting reception rooms, providing ample space for relaxation and entertaining guests. The ground floor also features a convenient WC, ensuring practicality for family living. The heart of the home is designed for both functionality and warmth, making it easy to create lasting memories with loved ones.

Upstairs, you will find four well-proportioned bedrooms, including a master suite complete with its own en suite bathroom. This private retreat offers a tranquil space to unwind after a long day. Additionally, there is a family bathroom on the first floor, catering to the needs of the household.

The property is chain-free, allowing for a smooth and straightforward purchase process. Nestled in a quiet cul-de-sac, this home benefits from a serene environment while still being within easy reach of local amenities and transport links.

This detached house is a wonderful opportunity for those seeking a spacious and comfortable family home in a desirable location. Don't miss the chance to make this lovely property your own.

#### Entrance Porch

Access via composite entrance door into a porch area, central heating radiator, a door into the inner hallway and another to the ground floor WC.

#### WC

Fitted with WC, wash hand basin a set on a vanity storage unit, wall panelling to half height, central heating radiator and UPVC window.

#### Inner Hallway

Stairs rise to the first floor, doors leading to the ground floor accommodation and access to a useful understand storage cupboard stair storage cupboard.

#### Lounge 3.521 x 5.974 (11'6" x 19'7")

Double opening doors leading into the lounge area from the inner hallway, having UPVC bay window, 2 central heating radiator, gas fire set in neutral surround and a double opening into the dining room.

#### Dining Room 3.661 x 2.815 (12'0" x 9'2")

Having UPVC sliding patio doors leading to the rear garden an a central heating radiator. There is ample space for a family dining table and chairs.

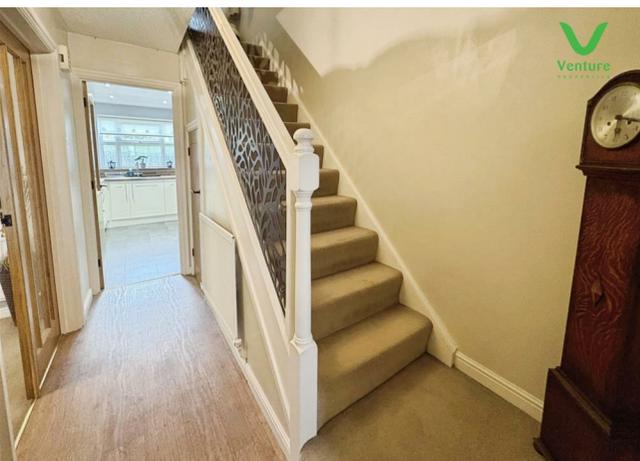
#### Breakfast Kitchen 2.506 x 3.706 plus 3.588 x 2.333 (8'2" x 12'1" plus 11'9" x 7'7")

The kitchen area is fitted with a range of cream base and wall mounted storage units with wood effect work surfaces over, integrated oven, five burner gas hob and extractor over, fridge and dishwasher. Sink unit with UPVC window above overlooking the rear garden. The dining area of the room has UPVC patio doors leading to the rear garden, central heating chrome towel radiator and space for a further dining table. There is an opening leading into the utility area.

#### Utility 1.576 x 2.382 (5'2" x 7'9")

Fitted with further base units with space and plumbing for washing machine and tumble dryer, stainless steel sink unit and UPVC window and lower loft access point  
From here there is a personnel door leading into the double garage.





### Landing

Stairs rise from the inner hallway and provide access to the first floor accommodation, the loft and a useful linen storage cupboard.

### Bedroom One 3.585 x 3.712 max (11'9" x 12'2" max)

Located to the rear elevation of the property having UPVC window and central heating radiator. Fitted wardrobes to one wall and a door leading to the en suite





#### En Suite

Fitted with a three piece suite comprising shower cubicle with electric shower, WC, wash hand basin, chrome heated towel rail and extraction fan.

#### Bedroom Two 2.983 x 3.089 (9'9" x 10'1")

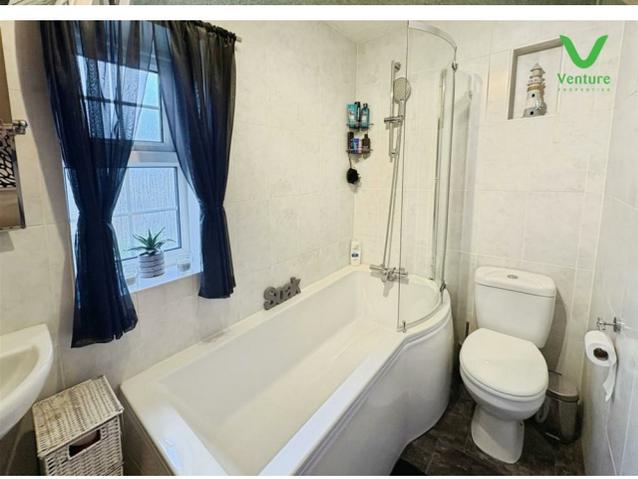
Located to the front elevation of the property having UPVC window and central heating radiator.

#### Bedroom Three 2.991 x 2.340 (9'9" x 7'8")

Also located to the front elevation of the property having UPVC window and central heating radiator.

#### Bedroom Four 2.794 x 2.027 (9'1" x 6'7")

Located to the rear elevation having UPVC window and central heating radiator, the vendors currently used this as a home office.



### Bathroom/ WC

Fitted with a three piece suite comprising bath, WC, wash hand basin, chrome heated towel rail, obscured UPVC window.

### Double Garage 5.407 x 5.240 (17'8" x 17'2")

Having two up and over doors, power and lighting.

Lower loft access point

### Exterior

To the front of the property is an area of paving creating off road parking for two vehicles, a pathway sweeps to either side with gated access to the rear garden. There is also a lawn area.

To the side of the property is hard standing for storage and continuing to the rear garden which is mainly laid to lawn with patio seating areas, flower and shrub borders bounded by fencing.

### Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Superfast Highest available download speed 1800 Mbps Highest available upload speed 220 Mbps

Mobile Signal/coverage: Good with EE, O2 and Vodafone

Council Tax: Durham County Council, Band:D. Annual price: £2,499.97Maximum 2025)

Energy Performance Certificate Grade TBC

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.

### Energy Performance Certificate

tbc





  
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PROPERTIES

# 7 Wordsworth Court | Crook



While every attempt has been made to ensure the accuracy of the footprint 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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