

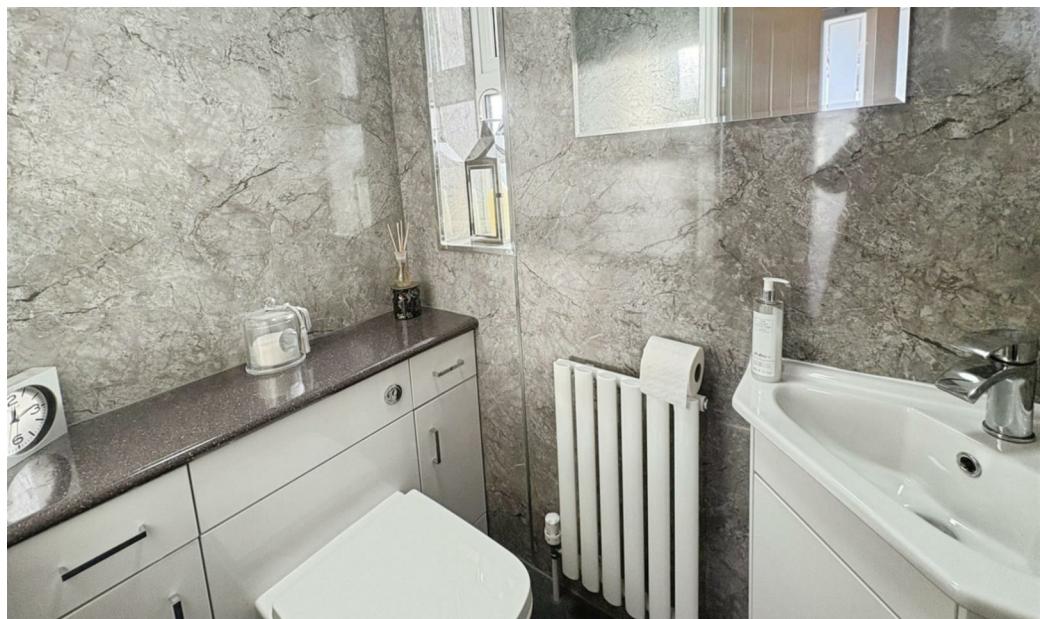


**Sheridan Drive**

Crook DL15 9TX

£275,000





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# Sheridan Drive

Crook DL15 9TX



- Detached Bungalow
- EPC Grade D
- Two Reception Rooms

- Popular Residential Location
- Enclosed Gardens
- Modern Decor Throughout

- Three Bedrooms
- Off Road Parking and Detached Garage
- Gas Central Heating

Nestled in the tranquil cul de sac of Sheridan Drive, Crook, this charming three-bedroom detached bungalow offers a perfect blend of comfort and modern living. Upon entering, you will find modern décor throughout, creating a warm and inviting atmosphere.

The property features two spacious reception rooms, providing ample space for relaxation and entertaining guests. The bungalow comprises three generously sized bedrooms, ensuring plenty of room for family or guests.

Outside, the property benefits from off-road parking, along with a detached garage, providing convenient storage solutions. The enclosed gardens are a true highlight, offering a private outdoor space perfect for enjoying the fresh air or hosting summer gatherings.

This delightful home is situated in a quiet location, making it an ideal retreat from the hustle and bustle of everyday life. With its modern amenities and peaceful surroundings, this bungalow is a wonderful opportunity for those seeking a comfortable and stylish living space in Crook.

## Bungalow

### Entrance

Accessed via composite entrance door, floor to ceiling radiator and UPVC window.

### WC

Fitted with corner wash hand basin with vanity below, WC, obscured UPVC window, central heating radiator and modern wall cladding.

### Inner Hallway

Doors radiate to some of the living space, access to a useful storage cupboard and decorative alcove with floor to ceiling radiator.

### Kitchen

8'5" x 10'4" (2.573 x 3.161)

Fitted with a range of base and wall mounted storage units with laminate work surfaces over and tiled splash backs, black one and half bowl sink unit with mixer tap and integrated electric oven and gas hob. There is ample space for further free standing appliances as required, central heating radiator and UPVC window.

### Bedroom Three/Third reception room/Study

8'9" x 12'5" (2.666 x 3.787)

Located to the front elevation of the property having UPVC bay window and central heating radiator. This room is versatile and can be used however required and best suited to your needs.

### Lounge Diner

12'5" x 19'10" (3.808 x 6.061)

Located to the rear elevation of the property having two UPVC windows and sliding patio doors, two central heating radiators with ample space for both living and dining furniture as required.

### Conservatory

11'11" x 8'5" (3.634 x 2.566)

Having UPVC windows to three sides and door leading to the rear garden.

### Inner Hallway

Located off the living room providing access to the remainder of the bungalow. Access to a useful linen storage cupboard housing the gas central heating boiler. Access to the loft via pull down ladder with lighting and partial boarding for additional storage.

### Bedroom One

9'2" x 11'4" (2.799 x 3.460)

Located to the front elevation of the property having UPVC window, central heating radiator and fitted wardrobes and drawers to two sides.

### Bedroom Two

9'8" x 10'6" plus wardrobes (2.960 x 3.202 plus wardrobes)

Located to the rear elevation of the property having UPVC window overlooking the rear garden, central heating radiator and fitted mirrored wardrobes to one wall.

### Shower Room

Fitted either a three piece suite comprising corner shower cubicle with power shower and separate handheld shower attachment, WC and wash hand basin built into a vanity storage cabinet, obscured UPVC window and chrome floor to ceiling central heating radiator.

### Externally

To the front of the property is a block paved driveway allowing off road parking for numerous vehicles and a gravel area with shrubs. Gates access to the rear garden.

The rear garden is laid to lawn with raised flower bed borders and a paved seating area with pathway. Hard standing for a shed bounded by fencing.

### Detached Garage

Having electric roller door with power and lighting.

### Agents Note

Please note that some of the trees in the rear garden are subject to a tree preservation order. More information can be obtained from the office or your solicitor.

### Energy Performance Certificate

To view the full Energy Performance Certificate please use the following link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/7635-9929-9509-0406-6222>

EPC Grade D

### Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Highest available download speed 18000 Mbps Highest available upload speed 220Mbps

Mobile Signal/coverage: We would recommend speaking to your provider  
Council Tax: Durham County Council, Band: D. Annual price: £2,436.06 (Maximum 2024)

Energy Performance Certificate Grade D

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 the rivers and the sea.

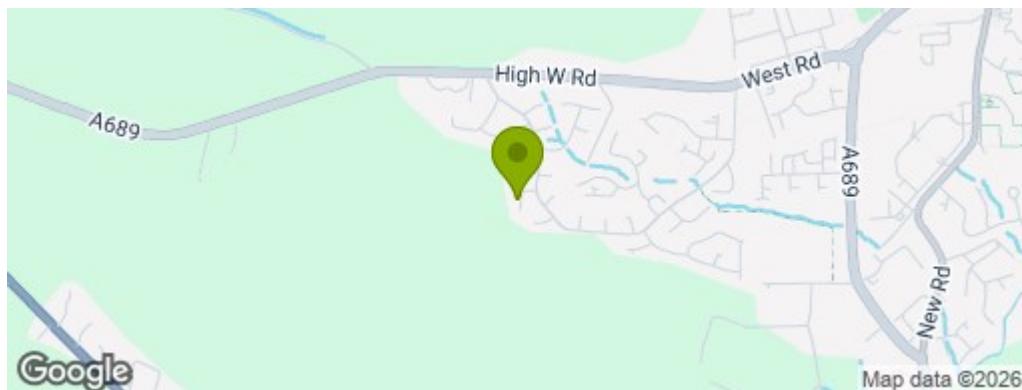
### Disclaimer

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## GROUND 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 inaccuracy. Prospective purchasers are advised to make their own measurements 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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## Property Information

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