



Snowball Close | Crook
£250,000



Located in the charming area of Snowball Close, Crook, this immaculate three-bedroom house offers a perfect blend of modern living and comfort. Built after the year 2000, the property has been thoughtfully designed to cater to contemporary lifestyles, making it an ideal choice for families or professionals seeking a welcoming home.

Upon entering, you will be greeted by spacious reception rooms that provide ample space for relaxation and entertaining. The garage has been cleverly converted into a snug. The addition of a garden room extension further enhances the living space, allowing natural light to flood in and offering a delightful view of the beautifully landscaped gardens.

The property boasts three well-proportioned bedrooms, providing plenty of room for rest and privacy, the master bedroom also has an ensuite shower room/wc. The bathroom is conveniently located, ensuring ease of access for all residents. Outside, the landscaped gardens offer a serene retreat, perfect for enjoying the outdoors or hosting summer barbecues.

Parking is a breeze with space for two vehicles, making this home not only practical but also highly desirable. Situated in a popular location, this property is close to local amenities, parks and transport links, ensuring that everything you need is within easy reach.

In summary, this stunning house on Snowball Close is a rare find, combining modern features with a warm and inviting atmosphere. It is a perfect opportunity for anyone looking to settle in a lovely community. Don't miss your chance to make this exceptional property your new home.

GROUD FLOOR

Entrance Hallway

Via composite front entrance door, central heating radiator and stairs rising to first floor.

Snug 2.496 x 4.798 (8'2" x 15'8")

Having central heating radiator and uPVC double glazed window to front having internal wooded shutters.

Lounge & Dining Room 3.225 x 6.422 (10'6" x 21'0")

With central heating radiator and uPVC double glazed window to front having internal wooded shutters. , built in electric fire, opening to dining room.

Garden Room 2.857 x 5.039 (9'4" x 16'6")

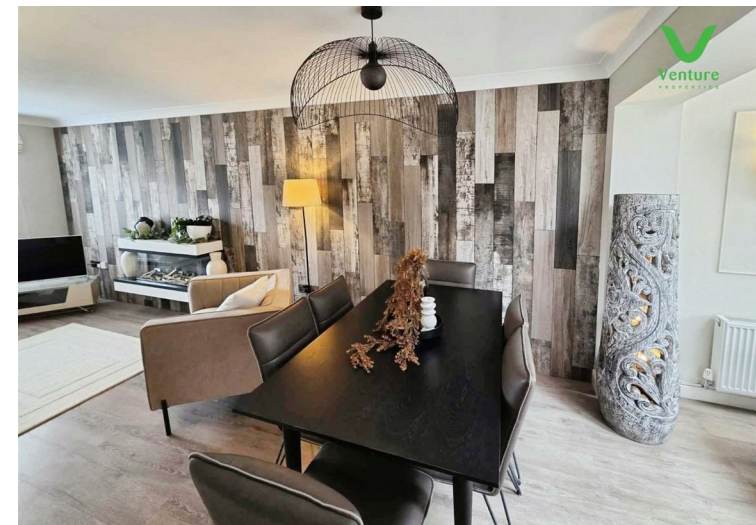
Having two velux windows, central heating radiator and two upvc double glazed window to rear and patio doors to rear garden.

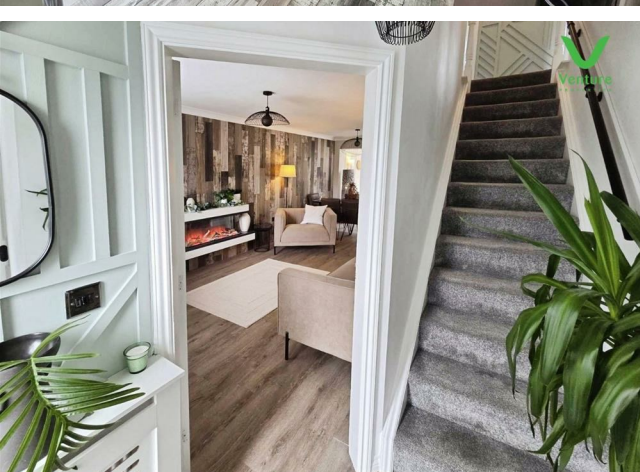
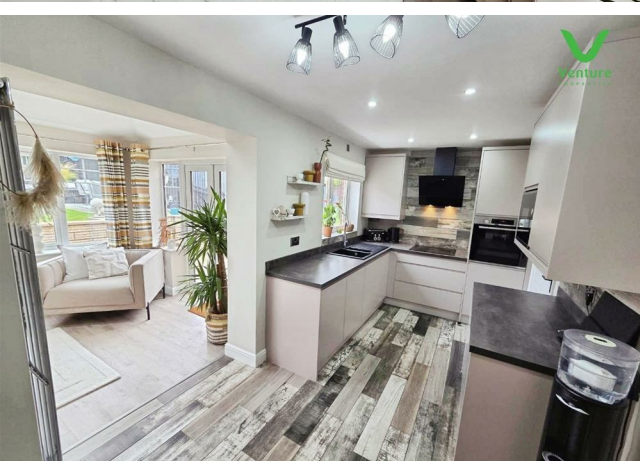
Kitchen 4.341 x 2.268 (14'2" x 7'5")

Fitted with a matt range of wall and base units with contrasting work surfaces over, black sink unit with mixer tap, integrated appliances to include electric touch induction hob with extraction chimney over and separate eye level oven and microwave.

Utility Room 1.056 x 1.631 (3'5" x 5'4")

Having a worktop with plumbing for washing machine and space for fridge freezer, wall mounted gas boiler and stable door to rear.





Ground Floor Cloaks/WC

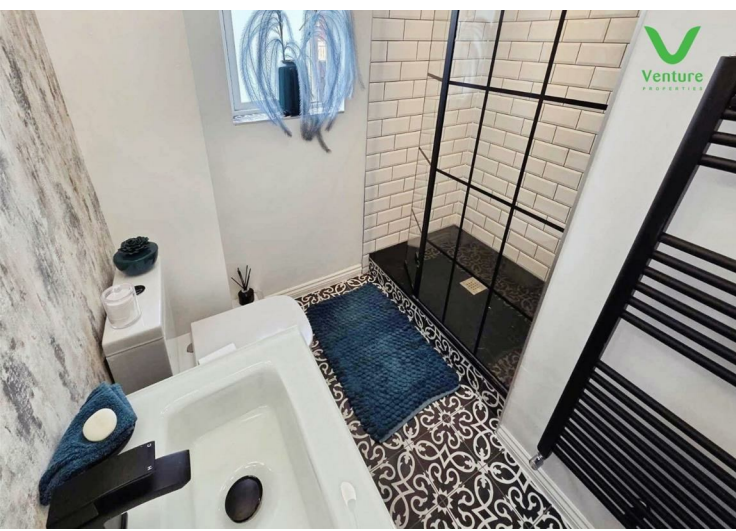
Having a white wc, wash hand basin set to vanity unit and chrome heated towel rail.

FIRST FLOOR

Landing

With loft hatch, the sellers have advised the loft is partially boarded out and has shelving and lighting and power sockets, and airing cupboard.





Bedroom One 4.274 x 2.594 max (14'0" x 8'6" max)

Having Fitted sliding wardrobes, central heating radiator and uPVC double glazed window to front having internal wooded shutters.

En Suite Shower Room/WC

Fitted with a walk in shower cubicle with mains shower over, wc, wash hand basin set to vanity unit and black heated towel rail.

Bedroom Two 2.644 x 5.023 (8'8" x 16'5")

Having a double fitted wardrobe, central heating radiator and uPVC double glazed window to front having internal wooded shutters.



Bedroom Three 2.732 x 3.294 max (8'11" x 10'9" max)

Having central heating radiator and uPVC double glazed window to rear l.

Bathroom/WC

Fitted with a luxurious suite comprising of free standing clawed feet bath, wc, circular basin set to vanity unit and black heated towel rail.

Externally

To the front of the property is a lawned area with gravelled border and driveway. The rear garden is landscaped with steps leading to the raised grassed area with further patio areas, there is outside electric points, timber shed also having electric and lighting, and gravelled borders.

Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Broadband available. Highest available download speed 10000 Mbps. Highest available upload speed 10000 Mbps.

Mobile Signal/coverage: Good with EE, Vodafone, O2 and 3. We recommend contacting your service provider for further information.

Council Tax: Durham County Council, Band: D Annual price: £2,499.97 (Maximum 2026)

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. Very low risk of flooding from rivers and the sea.



Disclaimer

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HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.

Energy Performance Certificate

To View the Energy Performance Certificate for this property, please use the following link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/9090-8462-0522-1008-3003>

EPC Grade C





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TOTAL FLOOR AREA: 1457 sq.ft. (135.4 sq.m.) approx.

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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