



**Caldwell Drive**

Crook DL15 9WB

**£135,000**







This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.





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# Caldwell Drive

Crook DL15 9WB



- Two Bedroom Semi Detached
- EPC Grade D
- First Floor Shower Room

- Lengthy Driveway & Garage
- Conservatory To Rear
- Modern Fitted Kitchen

- Immaculate Condition
- Patio Rear Garden
- Close To Local Primary School

An excellent opportunity has arisen to purchase this immaculate two bedroom modern semi-detached home, superbly positioned in the sought-after market town of Crook. Presented in "ready to move into" condition and maintained to the highest standards throughout, this property is an ideal choice for first time buyers seeking comfort and practicality.

Step inside to discover a beautifully kept interior with spacious, immaculate living areas. The home accommodates two generous double bedrooms, offering ample storage and flexibility for a growing family or visiting guests. The modern shower room is tastefully appointed, enhancing the sense of quality and attention to detail seen throughout the property.

Externally, benefit from a gravelled, lengthy driveway providing ample off-road parking, complemented by a secure garage. The outside space is a practical asset, perfect for those with multiple vehicles or visitors.

Situated close to Crook's local primary school, this home is ideally placed for families. Crook itself boasts a welcoming market town atmosphere with a range of essential shops, a bustling market place, community library, and a poignant war memorial—all of which add character and convenience to daily life. The area is well regarded for its affordability and tidiness, providing an appealing environment for home ownership. Whilst some neighbouring areas are noted for being more affluent or tranquil, Crook offers a vibrant and inclusive community feel.

This outstanding property must be viewed to be fully appreciated. Arrange a viewing today and take the first step towards making this immaculate home your own.

## Ground Floor

### Entrance Hallway

Via upvc Entrance door, central heating radiator and stairs to first floor.

### Ground Floor WC

Fitted with a wash hand basin set to vanity unit, wc and central heating radiator.

## Kitchen

3.206 x 1.990

Fitted with a modern range of wall and base units with contrasting work surfaces over, sink unit and drainer with mixer tap over, eye level integrated electric oven and microwave, separate electric hob, under counter fridge and freezer, plumbing for washing machine, wine rack, wall mounted gas boiler and uPVC double glazed window to rear.

## Lounge/Diner

4.328 x 3.893

Having a flueless gas fire, two central heating radiators and french doors leading to conservatory.

## Conservatory

4.364 x 3.029

Having a fully insulated roof, laminate flooring, central heating radiator and door to the garden.

## First Floor

### Landing

Having loft hatch and storage cupboard.

### Bedroom One

3.879 x 3.501

Fitted wardrobes, central heating radiator and uPVC double glazed window to front.

### Bedroom Two

3.224 x 2.044

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

## Shower Room/WC

Having a walk in shower cubicle with mains shower over, wc, wash hand basin and black heated towel rail.

## Externally

To the front of the property there is a lawned garden, whilst to the side of the

property there is a gravelled driveway providing off street car parking for numerous vehicles leading to a garage with up and over door, power and lighting. Whilst to the rear of the property there is a low maintenance patio garden.

## Energy Performance Certificate

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/0638-9036-6251-5628-4980>

EPC Grade D

## Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

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

Mobile Signal/coverage: We recommend speaking to your local network (provider Council Tax: Durham County Council, Band: A Annual price: £1,624.04 (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, Very low risk of flooding from the rivers and sea

## Disclaimer

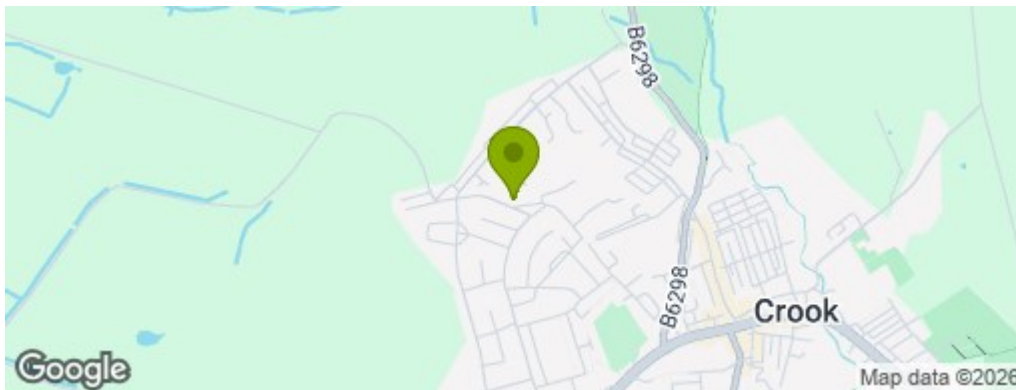
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While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for the buyer's reference only and should be used as such for any prospective purchase. 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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