



## Edendale Crescent

Howden Le Wear, Crook DL15 8HR

£200,000



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# Edendale Crescent

Howden Le Wear, Crook DL15 8HR



- Three Bedroom Semi Detached
- EPC Grade C
- Cul De Sac Location

- Garage and Driveway
- Ground Floor WC
- Utility Room

- Lovely Conservatory
- Modern Interior
- Viewing Essential

Welcome to this immaculately presented three-bedroom semi-detached house, ideally situated in the charming village of Howden-le-Wear. This beautiful family home offers a wealth of features designed to combine comfort with style, making it an exceptional opportunity for those seeking modern village living.

Upon entering, you are greeted by a bright and welcoming conservatory to the front of the property, an ideal space for relaxing or entertaining guests all year round. Step further inside to the spacious lounge, where a feature log burning stove creates a warm and inviting atmosphere, perfect for cosy evenings with family and friends.

The heart of the home is the modern fitted kitchen, offering ample workspace and storage for keen cooks and busy families alike. Adjacent to the kitchen, a generously sized utility room provides convenience and practicality, while a ground floor WC adds further flexibility for everyday living.

Upstairs, the property boasts three well-proportioned bedrooms and a stylish family bathroom, completed to an immaculate standard throughout.

Externally, the home benefits from a garage and driveway providing ample parking, alongside additional outside space for both recreation and gardening.

Located in Howden-le-Wear, residents enjoy the best of both rural charm and essential amenities. The village offers a welcoming community with its own One Stop convenience store, hairdressers, butchers, and a local petrol station. For broader shopping and leisure needs, the vibrant market town of Crook is just a mile away, offering an even wider selection of shops, cafes, and services.

This superb family home is ready to welcome its next owners. Arrange a viewing today to experience all that this immaculate property and delightful location have to offer.

## Ground Floor

### Entrance Hallway

Having laminate wood flooring, central heating radiator and stairs rising to first floor.

### Lounge Through Dining Room

22'11" x 12'1" (6.99m x 3.68m)

Having laminate wood flooring, feature free standing log burning stove, central heating radiator, uPVC bow window to front and sliding patio doors leading into conservatory.

### Conservatory

20'0" x 9'11" (6.10m x 3.02m)

Having full length windows, laminate wood flooring and central heating radiator

### Kitchen

8'6" x 8'5" (2.59m x 2.57m)

Fitted with a good range of wall and base units having laminate work surfaces over and tiled splash backs, integrated eye level double oven with separate electric touch hob having extractor chimney over, one and a half bowl sink unit with mixer tap, integrated dishwasher, plumbing for washing machine, central heating radiator and uPVC double glazed window to rear.

### Rear Lobby

Having side entrance door.

### Ground Floor WC

Fitted with a WC and sliding door.

### Utility Room

12'5" x 5'10" (3.789 x 1.779)

A useful room housing the gas boiler, base units having contrasting work surfaces over, space for a fridge freezer and upvc double glazed entrance door.

### First Floor

#### Landing

Having loft hatch, airing cupboard and uPVC window to side.

#### Bedroom One

11'6" x 8'11" (3.528 x 2.723)

With central heating radiator and uPVC double glazed window to front.

#### Bedroom Two

11'5" x 10'2" (3.486 x 3.117)

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

#### Bedroom Three

8'8" x 8'0" (2.654 x 2.458)

Having central heating, open shelving fitted wardrobe, central heating radiator and uPVC double glazed window to rear.

#### Family Bathroom/WC

Fitted recently with a modern suite having P shaped bath having mains shower over, wash hand basin set to vanity unit, WC, heated towel rail and fully tiled walls.

#### Externally

Externally to the front is a low maintenance garden area open plan with raised beds and gravelled area. To the rear is an enclosed patio area and block paved driveway leading to a single garage. There is a outhouse to the side of the property with a upvc door.

## Energy Performance Certificate

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/0120-2758-6190-2002-5161>

EPC Grade C

## Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Superfast Highest available download speed 80 Mbps Highest available upload speed 20 Mbps

Mobile Signal/coverage: We would recommend speaking to your provider

Council Tax: Durham County Council, Band: B. Annual price: £1,944.42 (Maximum 2025)

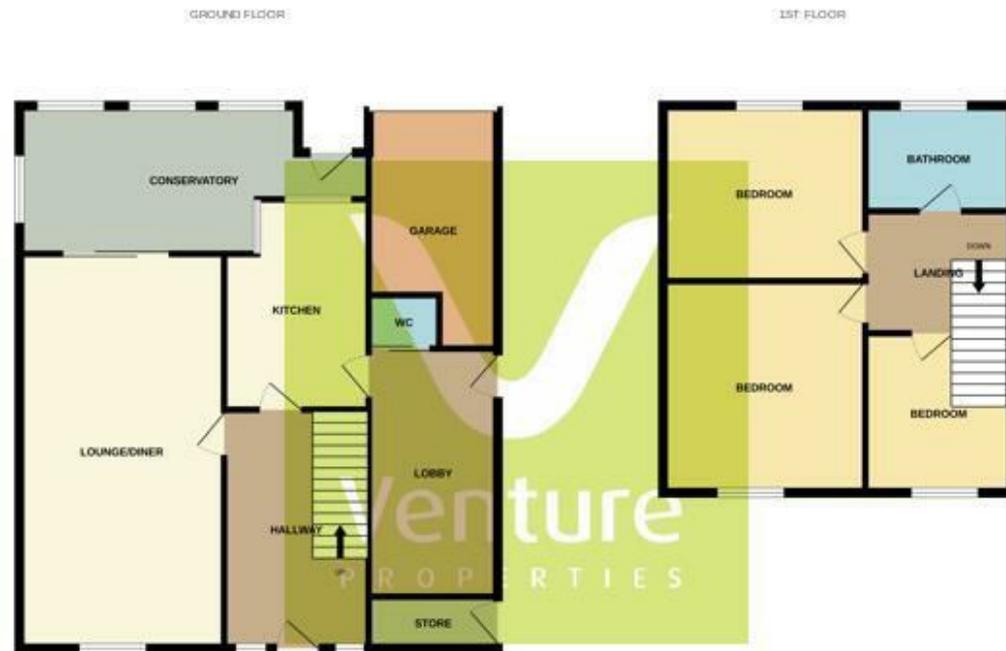
Energy Performance Certificate Grade C

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 the rivers and the sea.

## Disclaimer

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## Property Information

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