



## Sunnydene Meadows

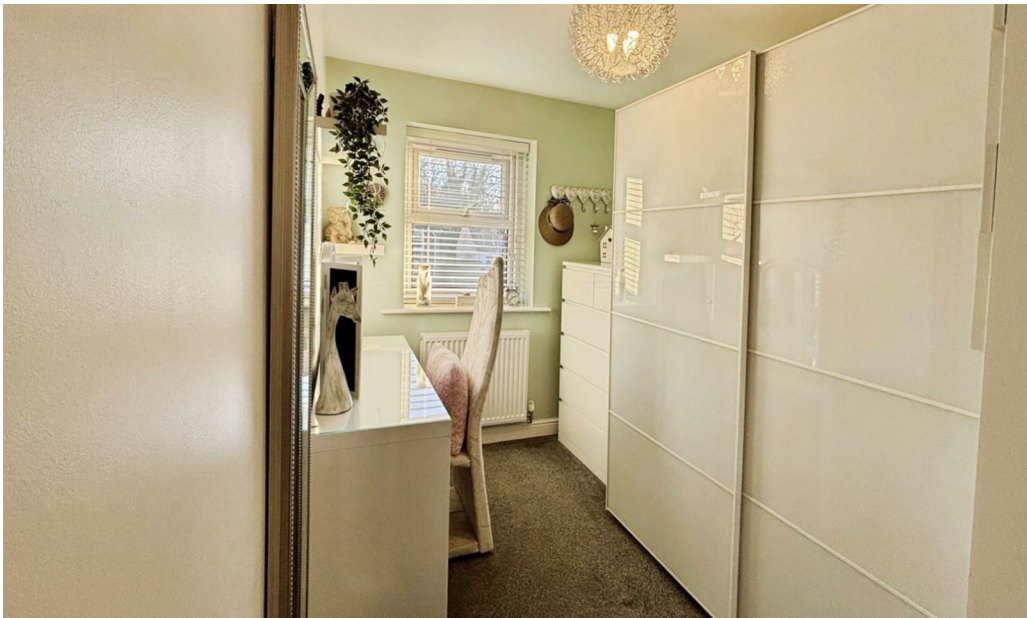
Crook DL15 8GH

Offers In The Region Of £280,000





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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

# Sunnydene Meadows

## Crook DL15 8GH



- Stunning Four Bedroom Detached
- EPC Grade C
- Lounge With Feature Fireplace

- Executive Cul De Sac Location
- UPVC Double Glazed
- Extensively Fitted Kitchen

- Lovely Open Views To Rear
- Gas Central Heating
- Master Bedroom With En-Suite

Nestled in the tranquil cul-de-sac of Sunnydene Meadows, Howden Le Wear, this executive four-bedroom detached house, built in 2016, offers a perfect blend of modern living and natural beauty. As you approach the property, you are greeted by a beautifully landscaped front garden and a block-paved driveway that leads to an attached garage, providing ample parking space.

Step inside to discover an extensively fitted kitchen that is both stylish and functional, ideal for those who enjoy cooking and entertaining. The spacious layout of the home allows for comfortable living, with generous rooms that are filled with natural light.

One of the standout features of this property is the stunning views to the rear, which can be enjoyed from various vantage points within the home. The landscaped rear garden provides a serene outdoor space, perfect for relaxation or family gatherings.

This house is not just a home; it is a lifestyle choice, offering a peaceful retreat while still being conveniently located near local amenities. With its modern design and thoughtful features, this property is sure to appeal to families and professionals alike. Do not miss the opportunity to make this exquisite house your new home.

### Ground Floor

#### Entrance Hallway

Front entrance door, laminated floor, central heating radiator, open plan staircase to the first floor and useful understairs recess

#### Cloakroom/WC

Extensively fitted with a white suite including wc, wash hand basin in vanity unit, feature tiled splash backs, central heating radiator and opaque UPVC double glazed window

#### Lounge

13'5" x 17'8" (4.107 x 5.389)

With lovely UPVC double glazed bay window to the front elevation, feature fireplace with decorative tiled back drop, multi fuel stove and tiled hearth, wall light points, central heating radiators, double doors through to the hallway

#### Dining Room

12'5" x 8'9" (3.795 x 2.684)

UPVC double glazed French door to the rear elevation, central heating radiator and laminated floor

### Kitchen

12'4" x 11'7" (3.780 x 3.556)

Extensively fitted to a high standard with a range of Shaker style wall and base units, laminated working surfaces over, upstand, inset single drainer sink unit with mixer tap over, two UPVC double glazed window to the rear elevation. There are integral appliances including electric oven, gas hob, stainless steel splash back and extractor hood over, dish washer, glass fronted display cupboard, laminated floor, central heating radiator and spot lighting

### First Floor

#### Landing

UPVC double glazed window, central heating radiator and loft access

#### Bedroom One

13'10" x 10'11" (4.24 x 3.338)

UPVC double glazed window and central heating radiator

#### En-Suite/WC

Fitted to a high standard with walk in shower being panelled with mains waterfall shower over, wash hand basin with feature tiled splash back and mirror, central heating radiator, lamianted floor, shaver point and wc

#### Bedroom Two

11'5" x 8'6" (3.496 x 2.599)

UPVC double glazed window and central heating radiator

#### Bedroom Three

11'6" x 6'8" (3.514 x 2.034)

UPVC double glazed window and central heating radiator

#### Bedroom Four

9'6" x 8'11" (2.8981 x 2.719)

UPVC double glazed window and central heating radiator

#### Bathroom/WC

Extensively fitted with a white suite including panelled bath, tiled splash back, corner shower cubicle with shower, wc and wash hand basin in vanity units with laminated tops, mirror, central heating radiator, mirror, opaque UPVC double glazed window and spot lighting

### Exterior

Immediately to the front of the property there is a low maintenance garden, whilst to the side of this there is a good sized block paved driveway providing car parking for at least two vehicles which leads to an attached garage with up and over door, power and lighting. Whilst to the rear there is a lovely well planned garden with paved paths, patios area, decked patio with decorative lighting, synthetic turfed area, fence and stunning views beyond

### Energy Performance Certificate

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/7700-8833-0422-8505-3963>

EPC Grade C

### Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Superfast Highest available download speed 66 Mbps Highest available upload speed 15 Mbps

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

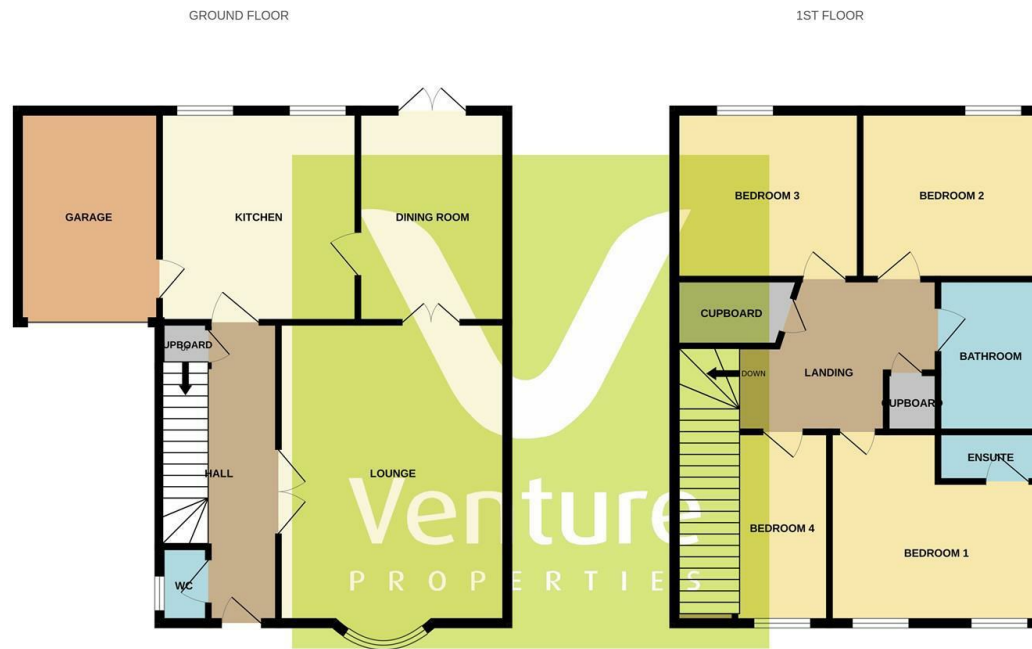
Council Tax: Durham County Council, Band: D. Annual price: £2,436.06 (Maximum 2024)

Energy Performance Certificate Grade C

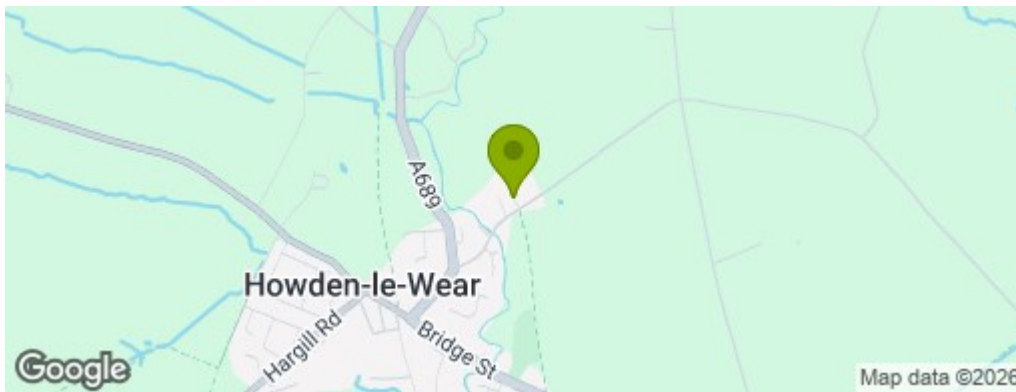
Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing. Flood Risk: Very low risk of surface water flooding and flooding from the rivers and the sea.

### Disclaimer

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.



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.  
Made with Metropix ©2025



## Property Information

01388 741174

5 South Street, Crook, DL15 8NE  
crook@venturepropertiesuk.com