VICKERS & BARRASS
Chartered Surveyors
Property Sales, Lettings & Management

EPC Rating E

Redmires Farm, Fir Tree, Crook

OIRO £360,000

Large 4 bedroom stonebuilt family home located on the southern edge of Fir Tree Village the property benefits from UPVC double glazing, oil central heating, large detached garage with block paved drive and surrounding garden.

GROUND FLOOR

Entrance Hall
Solid oak entrance door, tiled flooring and radiator.

Utility
2.5m x 1.99m
Fitted base units with contrasting surfaces over, stainless steel sink drainer, space and plumbing for washing machine and tumble dryer, tiled floor and oil-fired Worcester oil boiler.

Ground Floor Shower Room
2.66m x 1.46m
Fully tiled room with corner shower cubical and main fed shower, pedestal wash hand basin, w.c., heated towel rail and opaque window.

Kitchen/Diner/Breakfast Room
5.8m x 5.7m
Spacious room with a large range of solid oak wall and base units with granite work surfaces over, breakfast bar, inset sink drainer unit with mixer tap. Built-in appliances including, dish washer, low level fridge freezer and Zanussi microwave. Tiled splashbacks and flooring, Electric Rangemaster oven with extractor hood over. Inglenook fireplace with Aga Range cooker inset, duel aspect windows, radiator, coving and ample space for large table with chairs or free-standing central island.

Internal Hallway
L shaped hallway, staircase to first floor with open spindles and banister, under stairs storage cupboard, window and two radiators.

Lounge (Reception Room 1)
7.8m x 4.28m
Large reception room with three windows and double patio doors to the garden, fireplace with timber surround and granite hearth, dado rail, two central heating radiators and coving.

Sitting Room (Reception Room 2)
4.2m x 4.2m
Second reception room with window, central hearing radiator, dado rail and coving.

Entrance Porch (From Front)
5.56m x 2.13m
Composite entrance door, two windows, central heating radiator and coving.

FIRST FLOOR

Landing
Central heating radiator, window, coving and loft access hatch.

Bedroom 1
4.2m x 3.9m
Double room fitted with built-in solid oak wardrobes, dressing table and bedside units, central heating radiator, coving and window.

Detached | 4 Bed | 2 Receptions | 2 Bathroom | Oil CH | Off Road Parking & Detached Garage

Crook Office
5 South Street, Crook, DL15 8NE
T: 01388 766676
E: crook@vickersandbarrass.co.uk

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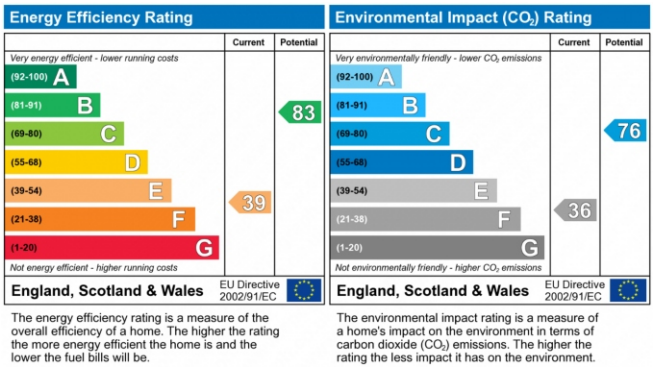

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

Bedroom 2
4.8m x 3m
Double room fitted with built-in white wardrobes, dressing table and bedside units, central heating radiator, coving and window.

Bedroom 3
4.2m x 2.8m
Fitted wardrobes, central heating radiator, coving and window.

Bedroom 4
3.4m x 1.99m
Central heating radiator, coving and window.

Bathroom
3.3m x 3.08m
Fitted with a white suite comprising panelled bath, wash hand basin in vanity unit, w.c., large shower cubical with mains fed shower, central heating radiator and window.

EXTERNAL

Garden
Double gated access leasing to a large block paved driveway with ample parking for several vehicles. The surrounding garden is laid mainly to lawn with mature planted flower borders, paved patio and surrounding stone walls. Oil storage tank.

Garage
Large detached stonebuilt garage with power and lighting, window and side access door.

TENURE
The property is freehold and the title is registered.

SERVICES
Mains electricity, main water, septic tank and oil central heating.

COUNCIL TAX
Council Tax Band E

VIEWING
Strictly by appointment through the selling agent only.

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