

Clemitson Way, DL15 9GQ
4 Bed - House - End Terrace
£220,000

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Clemitson Way
, DL15 9GQ







Robinsons are delighted to offer to the sales market this generously proportioned four-bedroom end-terrace home, which would make an ideal family residence thanks to its spacious and versatile accommodation throughout. The property benefits from three reception rooms, a useful utility room, and a ground floor WC, while the first floor offers four well-proportioned bedrooms, with the principal bedroom enjoying the added luxury of an en-suite shower room.

One of the standout features of this impressive home is the excellent parking provision, with space for approximately three vehicles in addition to a garage.

The property is warmed by gas central heating and benefits from UPVC double-glazed windows throughout.

Internally, the accommodation is well presented and finished to a good standard, including attractive solid wood internal doors. The floor plan briefly comprises a welcoming entrance hallway with staircase leading to the first floor landing. The spacious lounge features French doors opening onto the rear garden, while a second reception room offers flexible use as a home office, playroom, or snug. There is also a separate dining room leading directly into the kitchen, which is fitted with a range of wall, base, and drawer units, along with space for appliances. A practical utility room provides further appliance space, and the ground floor is completed by a cloakroom/WC.

To the first floor are four well-sized bedrooms, the principal bedroom benefiting from fitted wardrobes and an en-suite shower room. A modern family bathroom completes the accommodation.

























Outside

Externally, the property enjoys a lawned garden to the front and a block-paved driveway to the side, providing parking for approximately two vehicles, with a further driveway leading to the garage beyond. The enclosed rear garden is mainly laid to lawn with a patio seating area and enjoys a good degree of sunlight, making it ideal for outdoor entertaining and family use.

Location

Clemitson Way is conveniently situated on a modern residential development in Crook, close to the town centre, local schooling, and bus links.

Agents Notes

Council Tax: Durham County Council, Band D - Approx. £2622 p.a
Tenure: Freehold

Property Construction – Standard
Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only
Gas Supply - Mains
Electricity supply – Mains
Water Supply – Mains (not metered)
Sewerage – Main
Heating – Gas Central Heating
Estimated Mobile phone coverage – Please refer to the Ofcom Website - https://www.ofcom.org.uk
Estimated Broadband Download speeds – please refer to the Ofcom Website – https://www.ofcom.org.uk

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.
Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.
Selective licencing area – NA
Probate – NA
Rights & Easements – None known, check with seller
Flood risk – refer to the Gov website - https://www.gov.uk/check-long-term-flood-risk
Coastal Erosion – refer to the Gov website - https://www.gov.uk/check-coastal-erosion-management-in-your-area
Protected Trees – check with seller
Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.
Accessibility/Adaptations – any alterations or conversions etc.
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

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 £60 (inc. VAT) per individual purchaser applies for carrying out these checks.


LAUNDRY

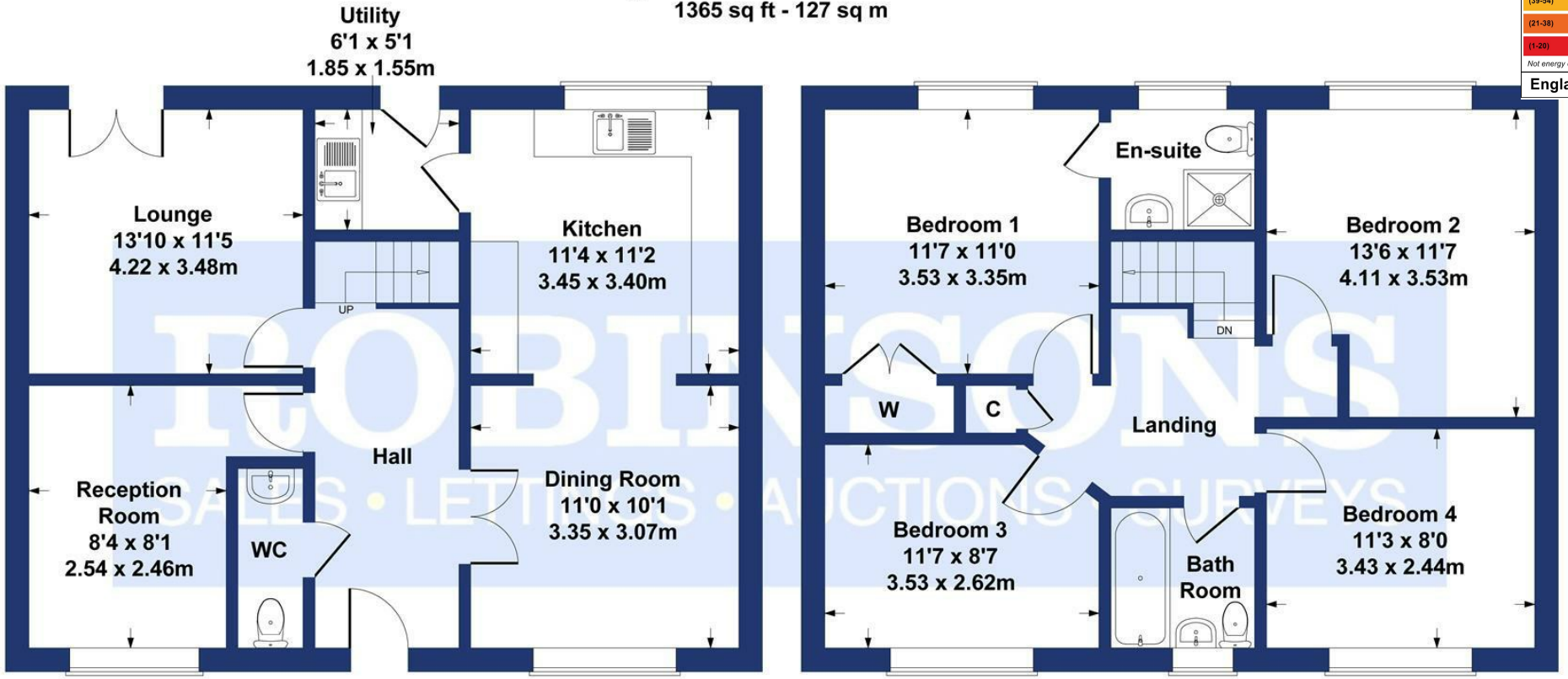




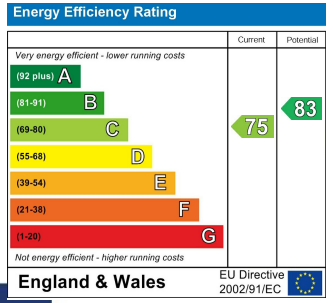


Clemitson Way Crook

Approximate Gross Internal Area
1365 sq ft - 127 sq m



GROUND FLOOR **FIRST FLOOR**



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these

















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