

Kipling Way, DL15 9AJ
4 Bed - House - Detached
£260,000

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Robinsons are delighted to bring to the sales market this beautifully presented and updated four-bedroom detached home, pleasantly positioned within a quiet cul-de-sac on the ever-popular Kipling Way development in Crook. Offering spacious and well-appointed accommodation throughout, this property would make an ideal family home.

The home benefits from gas central heating and full UPVC double glazing.

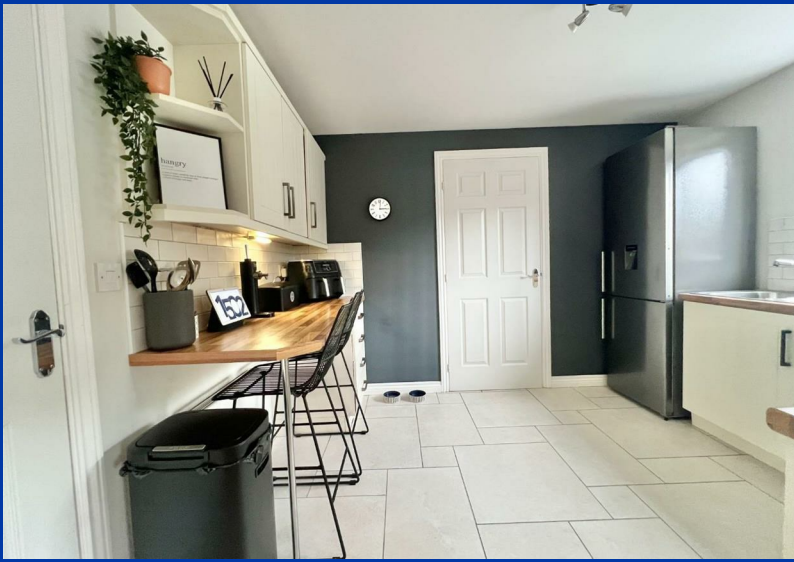
The internal layout briefly comprises a welcoming entrance hallway, a bright and spacious lounge featuring a bay window to the front aspect, and a separate dining room with French doors opening onto the rear garden, perfect for both family living and entertaining. The kitchen is fitted with a modern range of wall, base and drawer units, integrated hob and oven, and space for a fridge/freezer. A useful utility room provides space for a washing machine, along with access to a convenient ground floor cloakroom/WC.

To the first floor are four well-proportioned bedrooms, with the principal bedroom enjoying a stylish re-fitted en-suite shower room complete with a walk-in shower enclosure. A contemporary re-fitted family bathroom completes the first-floor accommodation.

Externally, the property boasts a lawned front garden, driveway and single garage. The enclosed rear garden features a paved patio seating area, lawn and mature planting, creating an attractive outdoor space ideal for relaxing or entertaining.

Kipling Way is a pleasant residential cul-de-sac within close proximity to Crook town centre, which offers a wide range of shopping amenities, healthcare facilities, schools and bus links. Nearby towns, including Bishop Auckland, are also within easy driving distance.

Early viewing is highly recommended. Contact Robinsons today for further information or to arrange an internal inspection.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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