



Kipling Way, Crook, DL15 9AJ
3 Bed - House - Detached
Offers Over £185,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Kipling Way Crook, DL15 9AJ

* NO FORWARD CHAIN * WELL PRESENTED AND IMPROVED * POPULAR MODERN HOUSING DEVELOPMENT * TWO RECEPTION ROOMS * EN-SUITE SHOWER ROOM * CLOAKROOM/WC * DRIVEWAY AND GARAGE * VIEWING HIGHLY RECOMMENDED *

Robinsons have the pleasure of offering to the sales market this beautifully presented three bedroom detached house. The house is well positioned on this modern housing development in Crook and benefits from front and rear gardens, driveway and garage. The house is warmed by gas central heating and has UPVC double glazed windows.

The internal accommodation comprises; entrance hallway with attractive click vinyl flooring which leads to all rooms on the ground floor, including, dining room with space for table and under stairs storage cupboard. Lounge with French doors leading to the rear garden, kitchen which is fitted with a range of wall, base and drawer units with attractive granite work tops and under unit L.E.D lights, space for appliances and breakfast table. Ground floor WC.

To the first floor there are three generous size bedrooms, two of the bedrooms having fitted wardrobes and the main having an en-suite shower room with shower cubicle with mains shower attachment. To conclude the accommodation there is a family bathroom with three piece suite.

Outside the house has a driveway, garden with flower beds and garage to the front aspect. The rear garden is enclosed and mainly decked.

Kipling Way is a pleasant cul-de-sac in Crook which is within close proximity of Crook town centre. There a wide range of everyday shopping amenities, health care facilities, schooling and bus links.

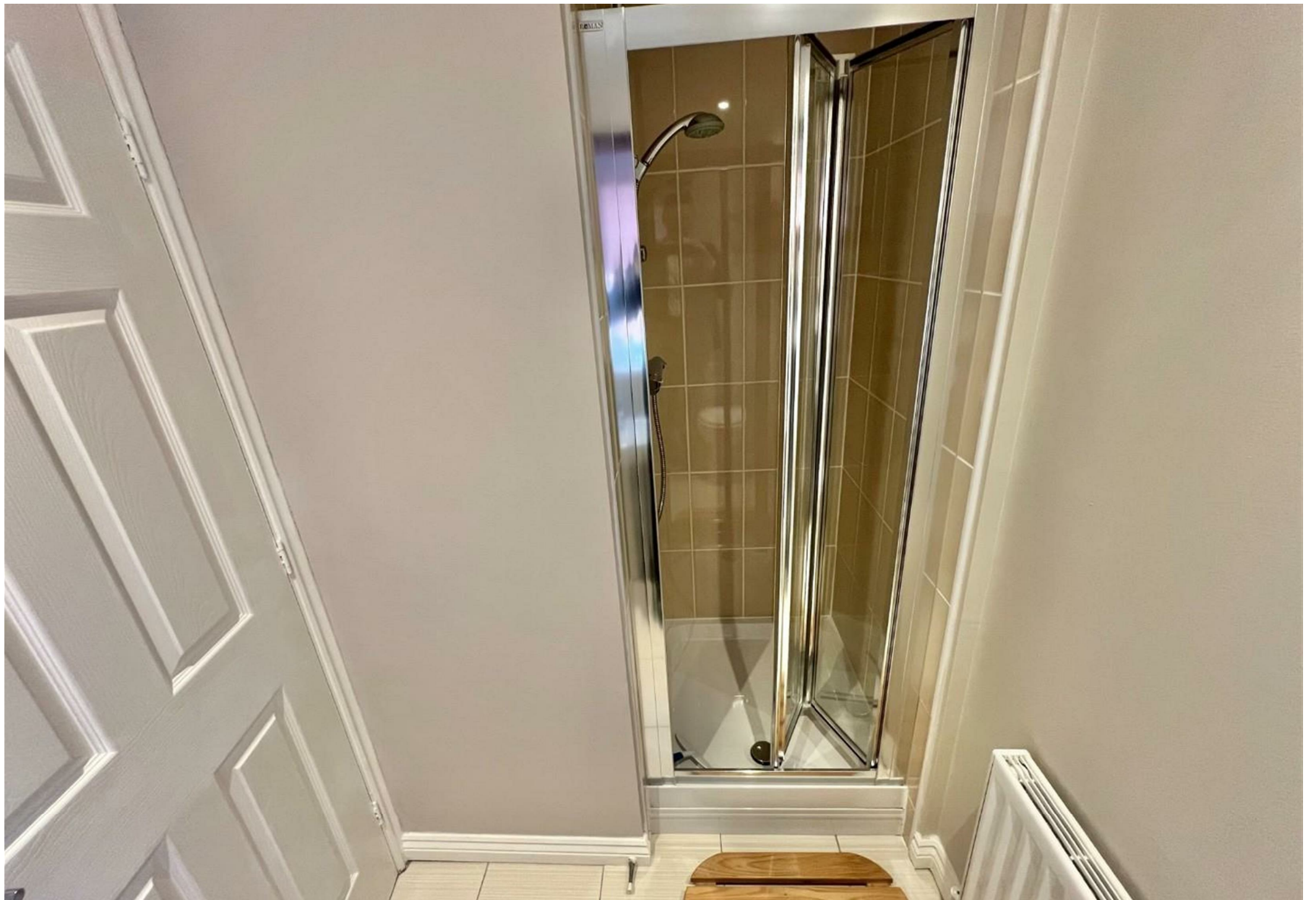
Contact Robinsons for further information and to arrange an internal viewing.













Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas central heating

EPC Rating: C

Tenure: Freehold

Council Tax Band: D

Annual Price: £2,431

Broadband

Basic

13 Mbps

Superfast

69 Mbps

Ultrafast

1000 Mbp

Mobile Signal: Average

Disclaimer

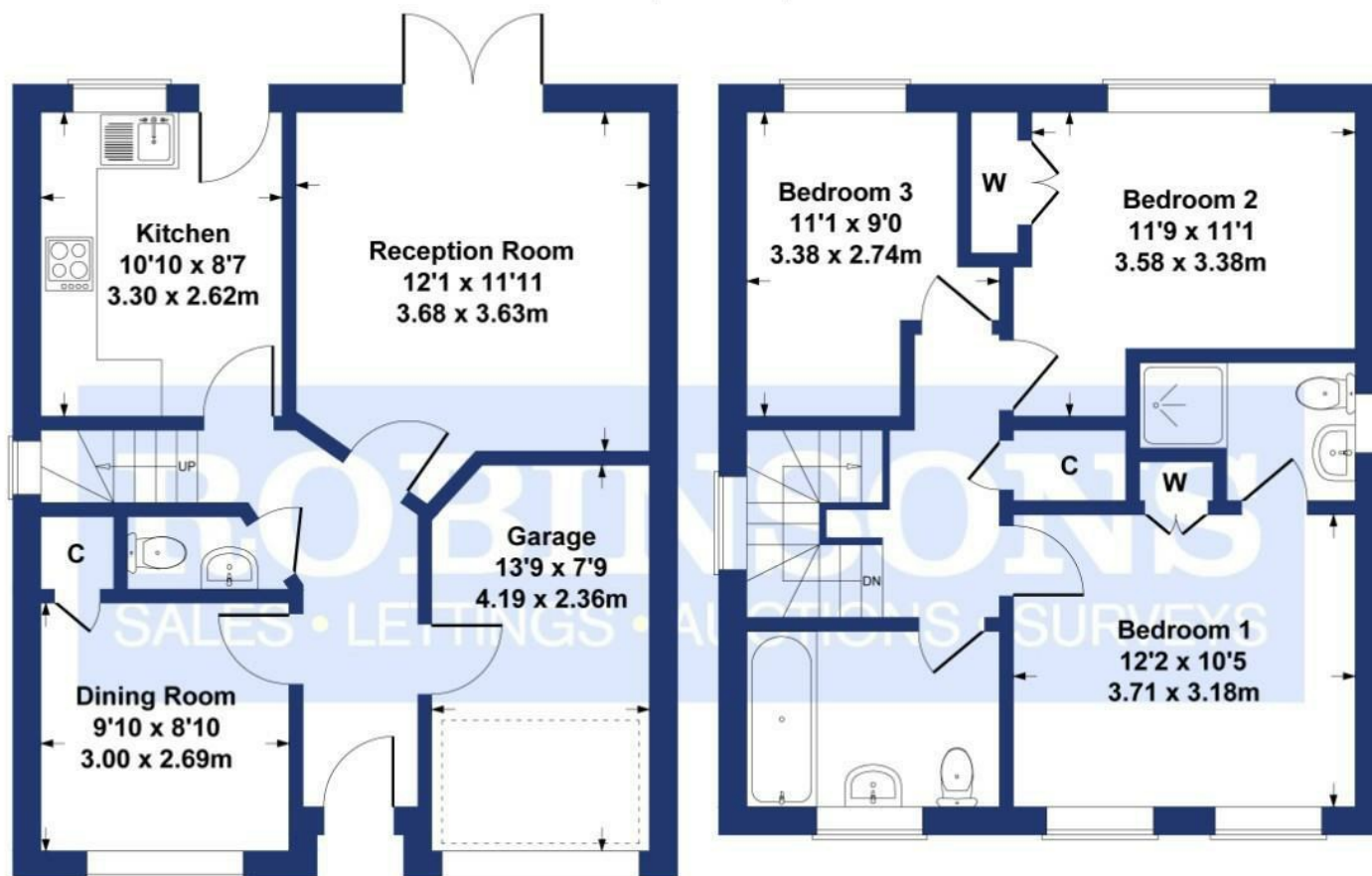
The preceding details have been sourced from the seller and OntheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B and C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.





Kipling Way

Approximate Gross Internal Area
1102 sq ft - 102 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. 2022

| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 90 |
| (81-91) B | | |
| (69-80) C | 78 | |
| (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 |

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 services.

