

Kipling Way, Crook, DL15 9AJ
4 Bed - House - Detached
£270,000

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Kipling Way
Crook, DL15 9AJ

Robinsons are delighted to offer to the sales market this spacious four-bedroom detached home, which would make an ideal family residence. The property provides generous accommodation throughout, including two reception rooms, a useful utility room, cloakroom/WC, and a main bedroom with en-suite shower room. Externally, the property benefits from a driveway providing parking for approximately three vehicles and an enclosed rear garden.

The home is warmed by gas central heating and features UPVC double-glazed windows throughout.

The internal accommodation briefly comprises a welcoming entrance hallway with staircase leading to the first-floor landing and a convenient cloakroom/WC. The lounge features a bay window to the front aspect and double doors opening into the dining room, which has French doors leading out to the rear garden. The kitchen is fitted with a range of wall, base, and drawer units, incorporating an integrated hob and oven, with space for a fridge/freezer and dining table. A useful utility room completes the ground floor.

To the first floor are four well-proportioned bedrooms, with the main bedroom benefiting from an en-suite shower room. There is also a family bathroom fitted with a three-piece suite.

Externally, to the front of the property there is a driveway providing off-street parking for approximately three vehicles. The enclosed rear garden is mainly laid to lawn and features a paved patio area and timber decking, creating an ideal space for outdoor seating and entertaining.

Kipling Way is a pleasant cul-de-sac in Crook. The location is within close proximity to Crook town centre, which offers a wide range of shopping amenities, healthcare facilities, schools, and bus links.

For further information or to arrange an internal viewing, please contact Robinsons.



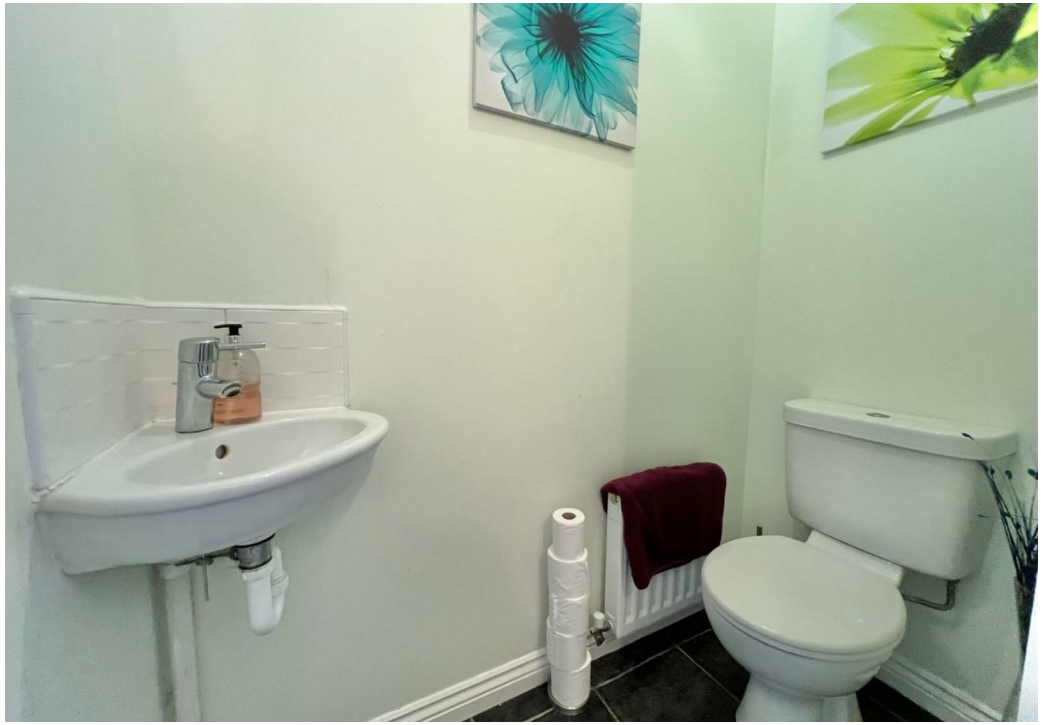




























Agent Notes
Council Tax: Durham County Council, Band D - Approx. £2,662.00 p.a
Tenure: Freehold
Estate Management Charge – NA

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
Sewerage – Mains
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 – no
Probate – NA
Rights & Easements – None known
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 – NA
Planning Permission – Nothing in the local area to affect this property that we are aware of.
Accessibility/Adaptations – NA
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.



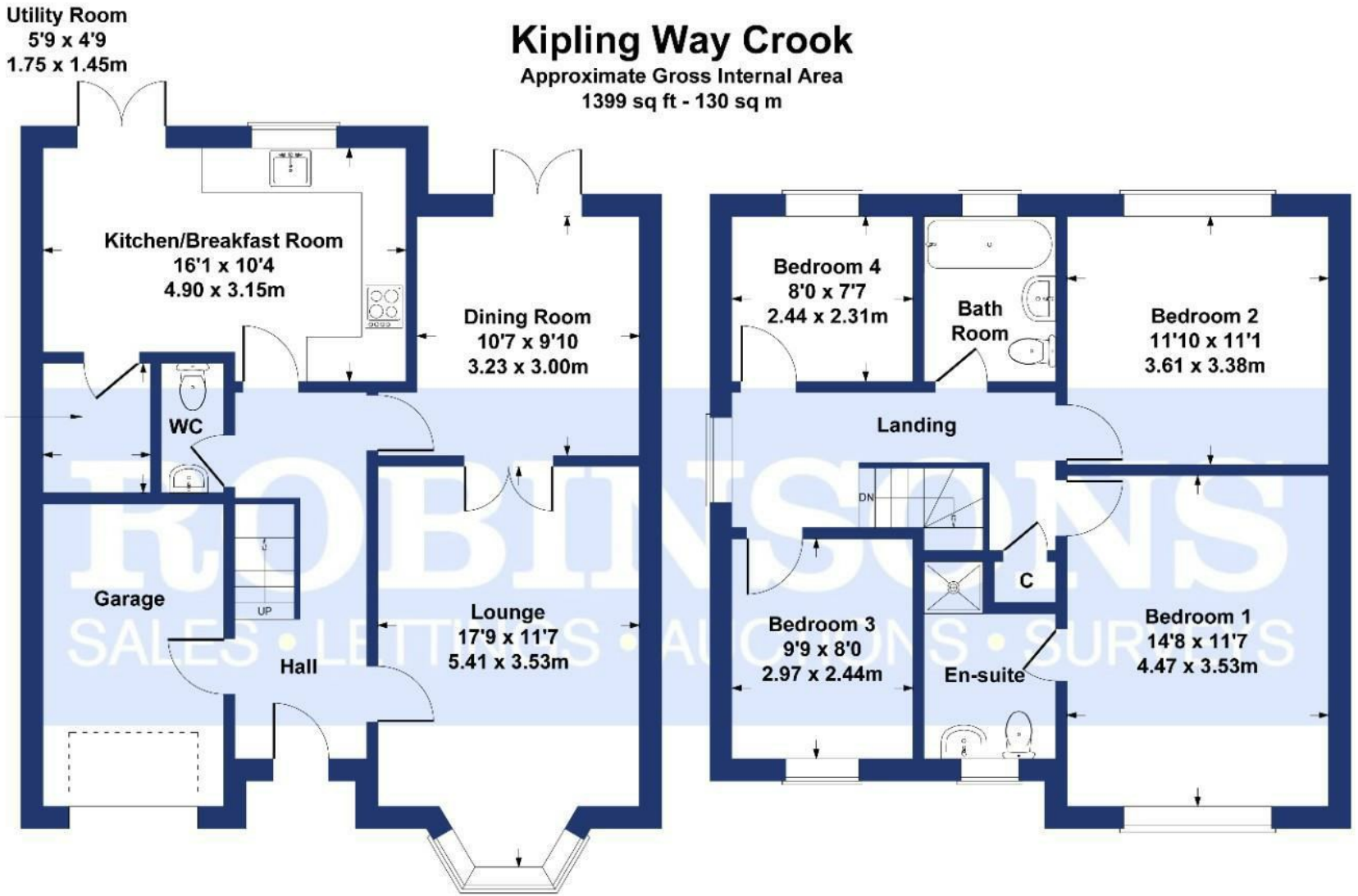

Bath

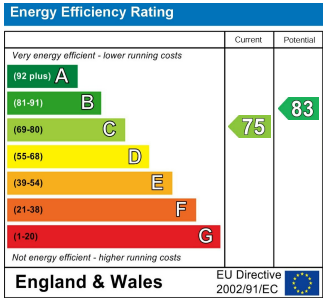




Kipling Way Crook

Approximate Gross Internal Area
1399 sq ft - 130 sq m





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 services.

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