



Kipling Way, DL15 9AJ
4 Bed - House - Detached
£295,000

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Kipling Way , DL15 9AJ

Robinsons have the pleasure of offering to the sales market, this large double fronted detached house which should prove to be a fantastic family home. Boasting an impressive four bedrooms and three well-appointed reception rooms providing versatile living areas, perfect for family gatherings or home office.

The spacious living accommodation is designed to cater to the needs of modern family life, ensuring comfort and convenience at every turn. The property also features two bathrooms, which add to the practicality of the home, making it suitable for larger families or those who enjoy hosting guests.

A standout feature of this property is the detached double garage, accompanied by a generous driveway, providing plenty of parking space for multiple vehicles. This is particularly advantageous in a family setting, where convenience is key.

The internal accommodation comprises, welcoming hallway with staircase to first floor landing and cloakroom/WC. Spacious lounge/dining room with bay window to the front aspect and French doors to the rear garden. Two further reception rooms, which would be ideal for a number of purposes, currently being used as a second lounge and home office. Kitchen/breakfast room with a range of wall, base and drawer units and useful utility room.

To the first floor there are four well proportioned bedrooms, the main having an en-suite shower room. To conclude the internal accommodation there is a family bathroom.

Outside the house has a double driveway and garage to the side. At the rear there is an enclosed garden which is laid to lawn with patio area.

Overall, this large family home in Kipling Way is not only beautifully presented throughout but also offers a wonderful opportunity for those seeking a comfortable and stylish living environment in a friendly community. With its spacious layout and excellent amenities, this property is sure to impress.













LOCATION

Kipling Way is a pleasant cul-de-sac in Crook and the house enjoys being positioned on a generous size plot. The property is within close proximity of Crook town centre, which has a wide range of shopping amenities and health care facilities, schooling and bus links.

Agents notes

Council Tax: Durham County Council, Band E £3118.00

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 – 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 – being applied for 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.

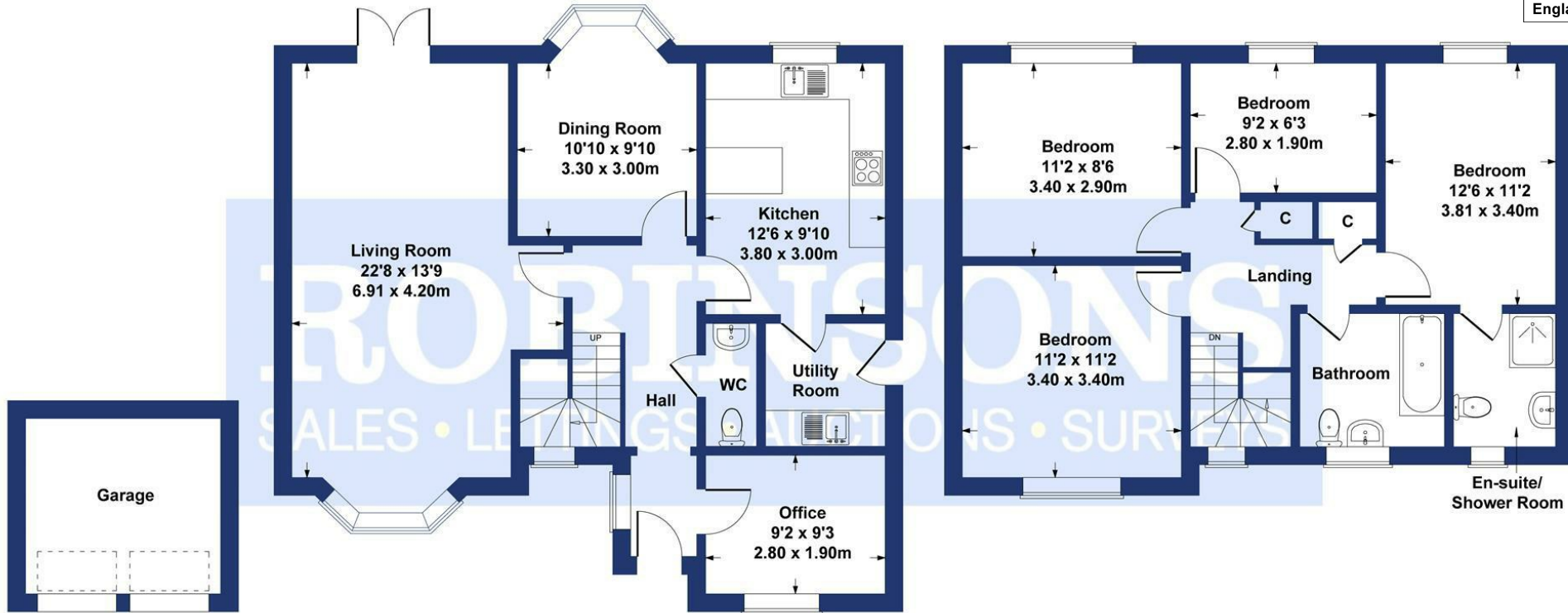
HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



Kipling Way Crook

Approximate Gross Internal Area
1528 sq ft - 142 sq m
(Excluding Garage)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(61-81) B		
(49-60) C		
(35-48) D		
(29-34) E		
(21-28) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



GARAGE

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. 2025

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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