



Clemilton Way, Crook, DL15 9GQ  
4 Bed - House - Mid Terrace  
£205,000

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS



# Clemitson Way Crook, DL15 9GQ

\* LARGE FAMILY HOME \* RECENTLY REFURBISHED \* ENCLOSED GARDEN \* GARAGE \* MODERN HOUSING DEVELOPMENT \* VIEWING HIGHLY RECOMMENDED \*

We have the pleasure of offering to the sales market, this four bedroom house which should prove to be a fantastic family home having spacious accommodation throughout, an enclosed garden and single garage. The house has recently undergone a programme of refurbishment, including new open plan kitchen/dining room, new gas combination boiler, new en-suite shower room and attractive decoration throughout. The windows are all UPVC double glazed.

The internal accommodation comprises; entrance hallway with staircase to the first floor landing and cloakroom/WC. Open plan kitchen/dining room which is extensively fitted with a range of wall, base and drawer units with integrated appliances and ample space for dining table. Lounge which is situated at the rear of the house and has French doors leading to the garden, a further reception room which is a generous size and could be used for many purposes.

The first floor landing is a generous size and has a storage cupboard and gives access to all four bedrooms which are generous size, two of those having fitted wardrobes and the main having a re-fitted shower room which has a double width shower enclosure, wash hand basin and WC. To conclude the internal accommodation there is a family bathroom with three piece suite.

Outside there is a lawned garden to the front and an good size enclosed garden to the rear. There is a single garage in a block, located just beyond the garden.

Clemitson Way is conveniently positioned in Crook, being a short distance away from the town centre which has a wide range of business, including grocery stores, local shops, healthcare and schooling.

An internal viewing comes highly recommended, please contact Robinsons to arrange yours.























### Agents Notes

Electricity Supply: Mains  
Water Supply: Mains  
Sewerage: Mains  
Heating: Gas central heating  
Tenure: Freehold  
Durham Council Tax Band: D  
Annual Price: £2,431  
EPC Rating: C  
Broadband  
Basic  
17 Mbps  
Superfast  
80 Mbps  
Ultrafast  
1000 Mbps  
Mobile Signal: Average/Good

### 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





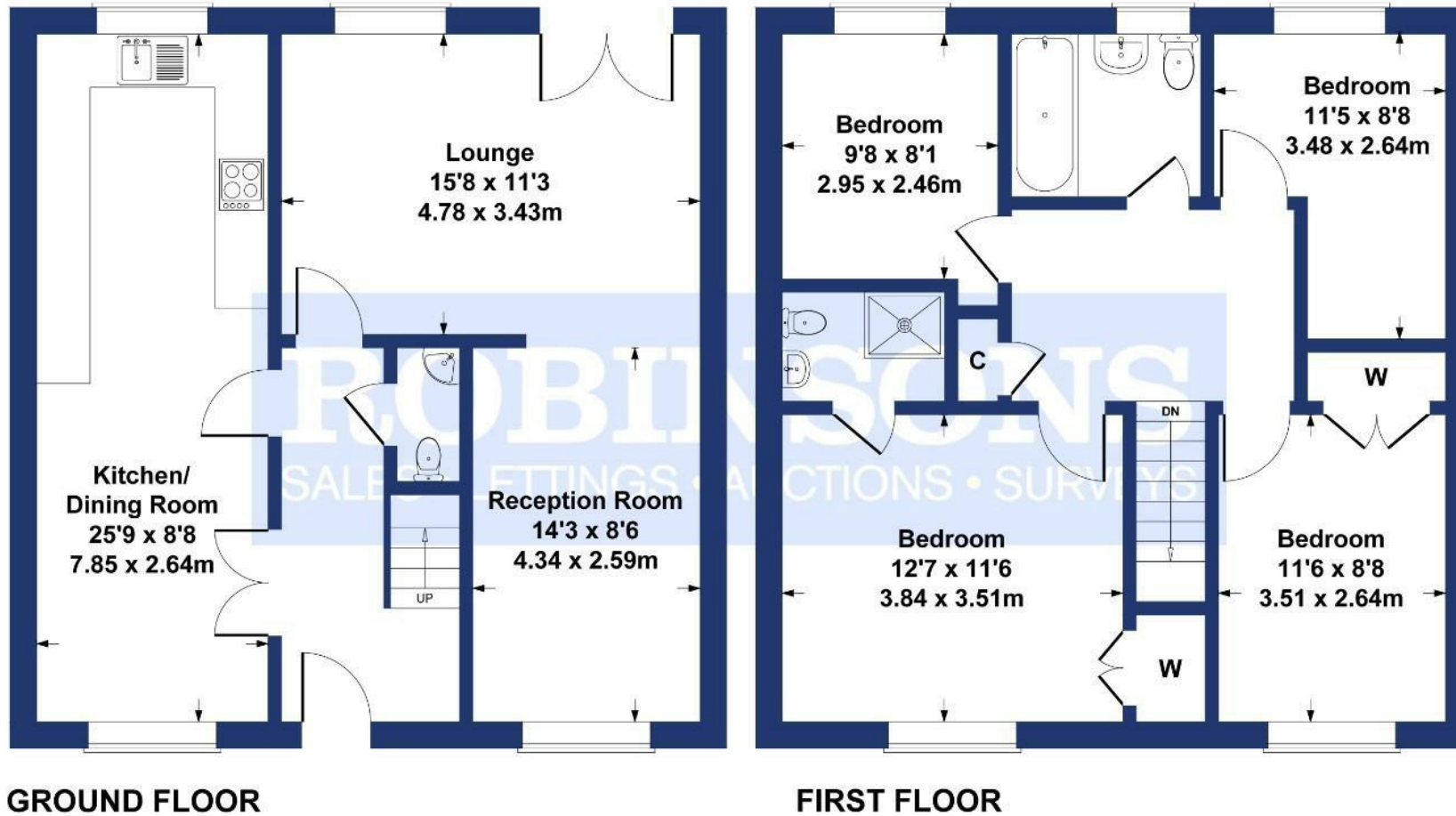




# Clemitson Way Crook

Approximate Gross Internal Area  
1278 sq ft - 118 sq m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		88
(81-81)	B	79	
(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	



## 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. 2024

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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