



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

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 13 Mbps, Superfast 56 Mbps, Ultrafast 1800 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

Council Tax: Durham County Council, Band E - Approx. £3,118 p.a

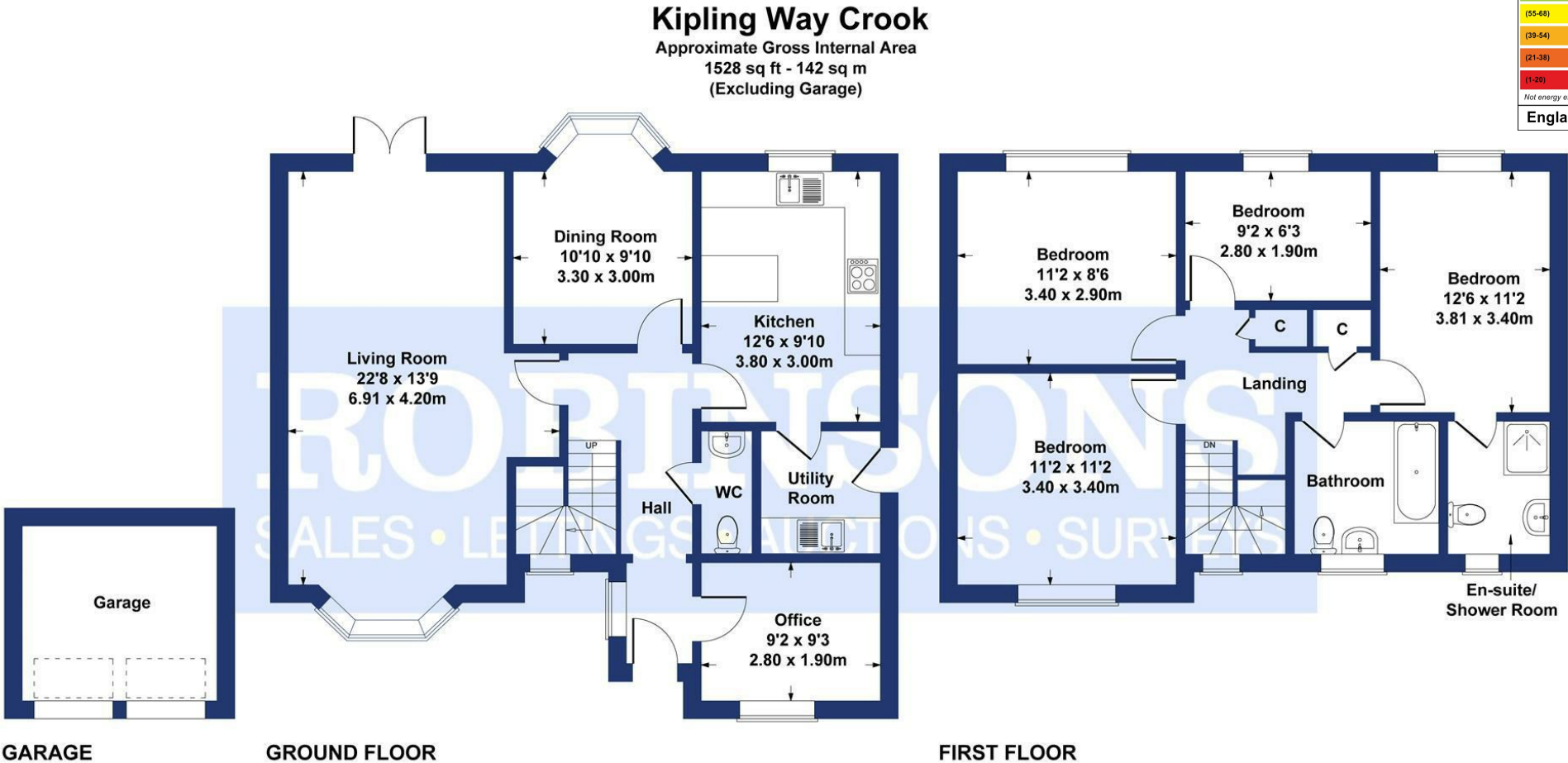
Energy Rating: TBC

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 & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.





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



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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