



## Kipling Way

Crook DL15 9AJ

£250,000



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# Kipling Way

Crook DL15 9AJ



- Four Bedroom Detached Family Home
- EPC Grade C
- Driveway & Garage

- Lovely Cul De Sac Location
- Ground Floor WC & Utility Room
- Beautifully Presented

- Lounge & Dining Room
- En Suite Shower Room
- Call Venture To Arrange Your Viewng

Nestled within a tranquil cul-de-sac on the highly regarded Kipling Way development in Crook, this beautifully updated four-bedroom detached home offers outstanding accommodation perfectly suited for modern family living. Positioned in a sought-after residential area renowned for its friendly community feel, the property stands out with its generous living spaces and contemporary finishes throughout.

Upon entering, you are welcomed by a spacious hallway that leads into the bright and inviting lounge, featuring a striking bay window that floods the room with natural light. Adjacent to the lounge is a separate dining room, thoughtfully designed with French doors opening directly to the rear garden – an ideal setting for family meals or entertaining guests. The modern kitchen comes well-equipped with an integrated hob, oven, and ample storage in sleek wall, base, and drawer units, with space provided for a fridge/freezer. A practical utility room offers additional storage and laundry space, while a ground floor cloakroom/WC adds further convenience for busy family life.

Upstairs, four well-proportioned bedrooms ensure plenty of space for everyone. The principal bedroom benefits from a stylish re-fitted en-suite shower room featuring a walk-in enclosure, while the remaining bedrooms are served by a contemporary family bathroom that has also been thoughtfully re-fitted to a high standard.

Externally, the property enjoys an attractive frontage with a neat lawn, private driveway, and a single garage. To the rear, the enclosed garden offers a delightful space for relaxation, boasting a paved patio seating area, well-kept lawn, and mature planting – perfect for enjoying summer evenings or hosting gatherings with family and friends.

Kipling Way sits within easy reach of Crook town centre, where a comprehensive selection of shops, supermarkets, healthcare facilities, reputable schools, and excellent bus links can be found. Families will appreciate the close proximity to

## GROUND FLOOR

### Entrance Hallway

Via Composite front entrance door, stairs to first floor, central heating radiator and under stairs cupboard.

### Kitchen

10'11" x 9'3" (3.351 x 2.834)

Fitted with wall and base units with contrasting work surfaces over, stainless steel sink unit, integrated electric oven and gas hob, breakfast bar, tiled flooring and upvc double glazed window to rear.

### Utility Room

Base units with contrasting work surfaces over stainless Steel sink unit with mixer tap, plumbing for washing machine and dishwasher, rear door and tiled flooring.

### Ground w/c

wash hand basin and central heating radiator.

### Dining Room

10'6" x 9'3" (3.205 x 2.823)

Having French doors to rear and central heating radiator.

### Lounge

16'7" x 9'10" 6'430" (5.057 x 3.196)

With uPVC double glazed bay window to front and central heating radiator.

## FIRST FLOOR

### Landing

Loft hatch and airing cupboard.

### Bedroom One

10'9" x 10'6" (3.300 x 3.201)

With central heating radiator, double wardrobe and uPVC double glazed window to front.

### En suite

Fitted with a walk in double shower cubicle having mains rainfall shower over, wc, wash hand basin and chrome heated towel rail.

### Bedroom Two

10'3" x 8'4" (3.143 x 2.550)

Having central heating radiator and uPVC double glazed window to rear.

### Bedroom Three

8'1" x 10'0" (2.464 x 3.064)

Having central heating radiator and uPVC double glazed window to rear.

### Bedroom Four

8'8" x 6'9" (2.659 x 2.078)

Having central heating radiator and uPVC double glazed window to rear.

### Bathroom

Fitted with a panelled bath having mains rainfall shower and screen over, wc, wash hand basin and chrome heated towel rail.

## Energy Performance Certificate

To view the full Energy Performance Certificate for this property, please use the following link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/9820-3060-9207-6036-0200>

EPC Grade C

## Other General Information

Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband:

Ultrafast Available Highest available download speed 1800 Mbps Highest available upload speed 220 Mbps

Mobile Signal/coverage: Providers EE, O2, Three and Vodaphone all show as Good Service. We recommend you contact your own provider to confirm coverage.

Council Tax: Durham County Council, Band: D Annual price: £2499.97 (Maximum 2026)

Energy Performance Certificate Grade C

Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.

Flood Risk: Very Low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

Disclaimer

The preceding details have been sourced from the seller, OntheMarket.com and other third parties. 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. Venture Properties (Crook) Limited cannot accept liability for any information provided.

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.

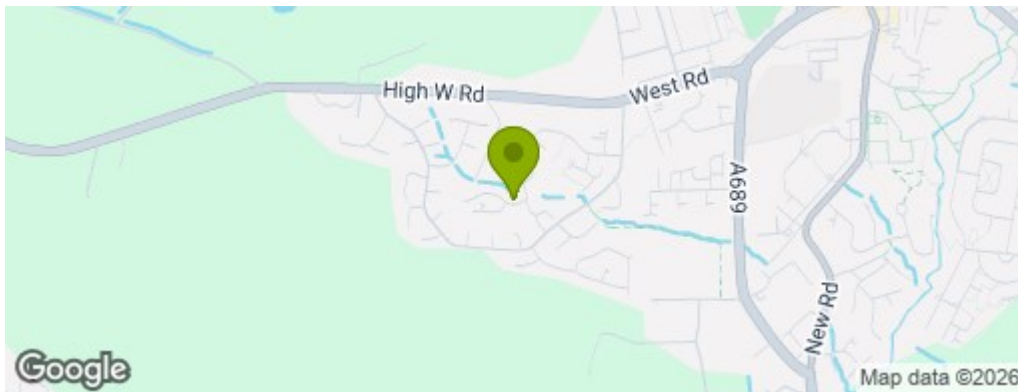
## Externally

To the rear is a lovely landscaped garden with patio.

To the front is a driveway allowing for off road parking leading to a single garage.



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is made as to their operability or efficiency save for what is stated. Made with Metapix 2023



## Property Information

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