



**Kipling Way**

Crook DL15 9AJ

**£275,000**







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# Kipling Way

## Crook DL15 9AJ



- Immaculate Four Bed Detached
- EPC Grade C
- Recently Refitted Bathroom and En-Suite

Nestled in the charming area of Kipling Way, Crook, this lovely four-bedroom detached home offers a perfect blend of comfort and modern living. As you step inside, you are greeted by two spacious reception rooms, ideal for both relaxation and entertaining guests. The heart of the home features a recently refitted en-suite, cloakroom, and bathroom, ensuring that your family's needs are met with style and convenience.

The property boasts four well-proportioned bedrooms, providing ample space for family members or guests. Each room is designed to create a warm and inviting atmosphere, making it easy to unwind after a long day. The gardens to the front and rear of the house offer a delightful outdoor space for children to play or for hosting summer barbecues with friends and family.

For those with vehicles, the property includes parking for two vehicles, along with an integral garage, providing both security and ease of access. This stunning family home is not only practical but also exudes a sense of warmth and character, making it a perfect choice for anyone looking to settle in a friendly neighbourhood.

With its modern amenities and spacious layout, this property is a rare find in the market. Whether you are a growing family or simply seeking a peaceful retreat, this home on Kipling Way is sure to impress. Don't miss the opportunity to make this beautiful house your new home.

### Ground Floor

#### Entrance Hallway

With recently installed new front entrance door, open plan spindle staircase to the first floor, laminated floor and central heating radiator

#### Cloakroom/wc

Extensively and recently refitted with a white suite including wc, wash hand basin in White High Gloss vanity unit and mixer tap over, decorative tiled feature walls, LVT flooring and heated towel rail

#### Lounge

18'03" max x 11'05" (5.56 max x 3.48)  
A lovely room with feature Sandstone fireplace including mood lighting and electric fire, UPVC double glazed bay window to the front elevation, two central heating radiators, tv point, double white panelled interiors doors through to the dining room

#### Dining Room

10'06" x 9'10" (3.20 x 3.00)  
UPVC double glazed window and door, central heating radiator.

#### Kitchen/Breakfast Room

16'01" x 10'04" (4.90 x 3.15)  
Extensively fitted with a range of Cream High Gloss wall and base units, laminated working surfaces over, inset one and a half bowl sink unit with mixer taps over, UPVC double glazed window to the rear

- Recently Refitted Cloakroom/wc
- Lovely Gardens
- Great Family Home

elevation, integral appliances including electric oven, gas hob, stainless steel splash back and extractor hood over, integral fridge, freezer, double central heating radiator, rear entrance door, UPVC double glazed french door and window to rear elevation. There is ample space for a dining table as required.

#### Utility Room

5'09" x 4'07" (1.75 x 1.40)  
Fitted with a co-ordinating range of wall and base units, laminated working surfaces over, inset single drainer sink unit, mixer taps over, UPVC double glazed window to side elevation, central heating radiator, plumbing and space for washing machine.

### First Floor

#### Galleried Landing

A lovely large landing area with spindle balustrade, central heating radiator, loft access, storage cupboard and UPVC double glazed window to the side elevation

#### Master Bedroom

14'09" x 11'0" (4.50 x 3.35)  
UPVC double glazed window to front elevation, central heating radiator, tv point and a contemporary range of fitted wardrobes

#### En-Suite/WC

Recently refitted with walk in shower cubicle with mains waterfall shower, panelled inset, wc, wash hand basin in vanity unit and storage below, black heated towel rail, LVT flooring, panelled walls and panelled ceiling, opaque UPVC double glazed window

#### Bedroom Two

11'0" x 11'09" (3.35 x 3.58)  
UPVC double glazed window to the rear elevation and central heating radiator

#### Bedroom Three

9'06" x 7'11" (2.90 x 2.41)  
UPVC double glazed window and central heating radiator

#### Bedroom Four

8'0" x 7'06" (2.44 x 2.29)  
UPVC double glazed window and central heating radiator

#### Family Bathroom/wc

Just fitted to a high standard with a white suite including panelled bath, mains waterfall shower over, shower screen, wash hand basin in vanity unit and storage under, decorative feature wall panelling, mirror, heated towel rail, opaque UPVC double glazed window, LVT flooring

- Lounge With Feature Fireplace
- Block Paved Driveway and Garage
- Popular Residential Location

### Exterior

Immediately to the front of the property there is a block paved driveway providing car parking for one vehicle leading to a garage with up and over door, power and lighting. Also to the front there is a lawned garden and flower borders. There is a side pathway leading to a lovely rear garden which has a large paved natural stone patio with good sized lawn, decked patio area, gravelled flower beds with lighting and external water supply

### Energy performance Certificate

To view the full Energy Performance Certificate please use the following link:  
<https://find-energy-certificate.service.gov.uk/energy-certificate/0340-2282-5590-2226-1875>

EPC Grade C

### Other General Information

Other General Information  
Tenure: Freehold  
Gas and Electricity: Mains  
Sewerage and water: Mains  
Broadband: Ultrafast Broadband available. Highest available download speed 1800 Mbps. Highest available upload speed 220 Mbps.  
Mobile Signal/coverage: Likely with O2. We recommend contacting your service provider for further information.  
Council Tax: Durham County Council, Band: D Annual price: £2,436.06 (Maximum 2025)  
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.

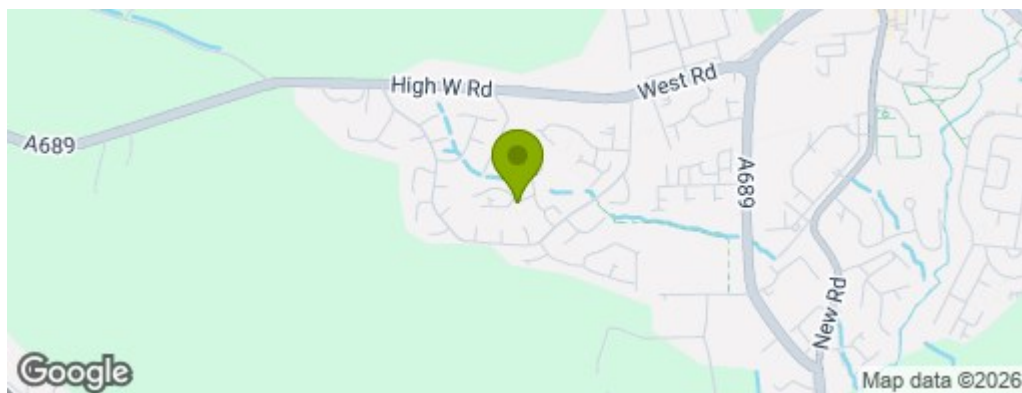


GROUND FLOOR

1ST FLOOR



Whilst 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 as to their operability or efficiency can be given.  
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## Property Information

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