

Kipling Way, DL15 9AJ
4 Bed - House - Detached
£250,000

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Robinsons are delighted to bring to the sales market this beautifully presented and updated four-bedroom detached home, pleasantly positioned within a quiet cul-de-sac on the ever-popular Kipling Way development in Crook. Offering spacious and well-appointed accommodation throughout, this property would make an ideal family home.

The home benefits from gas central heating and full UPVC double glazing.

The internal layout briefly comprises a welcoming entrance hallway, a bright and spacious lounge featuring a bay window to the front aspect, and a separate dining room with French doors opening onto the rear garden, perfect for both family living and entertaining. The kitchen is fitted with a modern range of wall, base and drawer units, integrated hob and oven, and space for a fridge/freezer. A useful utility room provides space for a washing machine, along with access to a convenient ground floor cloakroom/WC.

To the first floor are four well-proportioned bedrooms, with the principal bedroom enjoying a stylish re-fitted en-suite shower room complete with a walk-in shower enclosure. A contemporary re-fitted family bathroom completes the first-floor accommodation.

Externally, the property boasts a lawned front garden, driveway and single garage. The enclosed rear garden features a paved patio seating area, lawn and mature planting, creating an attractive outdoor space ideal for relaxing or entertaining.

Kipling Way is a pleasant residential cul-de-sac within close proximity to Crook town centre, which offers a wide range of shopping amenities, healthcare facilities, schools and bus links. Nearby towns, including Bishop Auckland, are also within easy driving distance.

Early viewing is highly recommended. Contact Robinsons today for further information or to arrange an internal inspection.

Agent Notes

Council Tax: Durham County Council, Band D - Approx. £2,551 p.a

Tenure: Freehold

Estate Management Charge – NA

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

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 – NA

Rights & Easements – None known

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 – NA

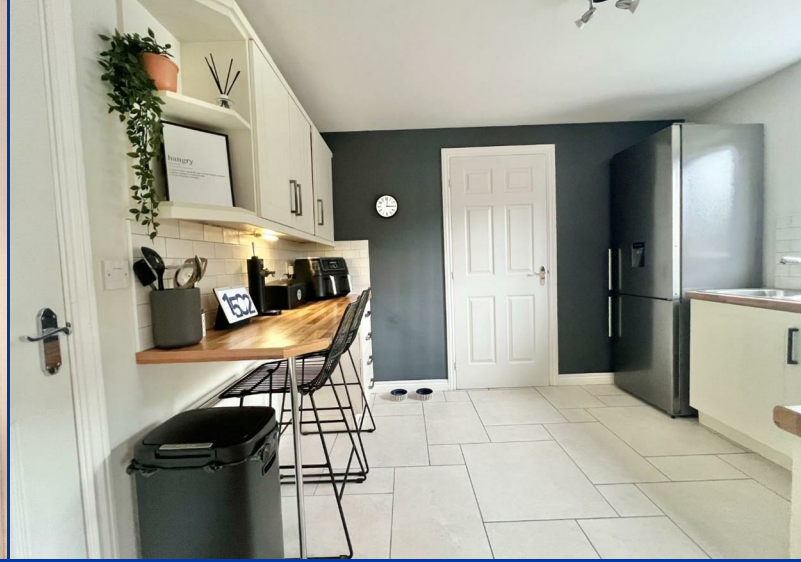
Planning Permission – Nothing in the local area to affect this property that we are aware of.

Accessibility/Adaptations – NA

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.



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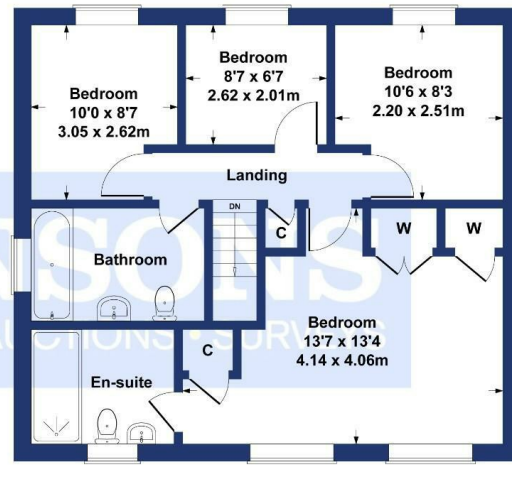
Strategic Marketing Plan

Dedicated Property Manager

Kipling Way Crook

Approximate Gross Internal Area
1391 sq ft - 129 sq m

Utility Room
7'3 x 5'3
2.21 x 1.60m



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. 2026

| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 75 | 79 |
| (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 | |

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T: 0191 383 9994 (option1) (Lettings)

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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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