



Dickens Way, DL15 9FQ
4 Bed - House - Detached
£250,000

ROBINSONS
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Dickens Way , DL15 9FQ

* CORNER PLOT * LARGE GARDENS *

Robinsons are delighted to offer to the sales market this beautifully presented and significantly improved four-bedroom detached family home. Occupying a generous corner plot, the property benefits from a double-width driveway, single garage, and large enclosed gardens.

The home is presented in excellent condition throughout and would make an ideal family residence. Recent improvements include a refitted kitchen with integrated appliances, a refitted family bathroom, a gas combination boiler installed in 2020. Other features include a main bedroom with en-suite shower room, solid wood internal doors and UPVC double-glazed windows.

The internal accommodation briefly comprises a welcoming entrance hallway with access to the cloakroom/WC and staircase to the first floor. The spacious lounge features French doors opening onto the rear garden, along with a window to the front aspect. A generous open-plan kitchen/dining room, fitted with a modern range of wall, base, and drawer units, along with integrated appliances including a gas hob with extractor hood, oven, fridge/freezer, and washer/dryer. There is ample space for a dining table and additional seating, making this an ideal family and entertaining space.

To the first floor are four well-proportioned bedrooms, with the main bedroom benefiting from an en-suite shower room. Completing the accommodation is a modern, refitted family bathroom featuring a contemporary three-piece suite.

Externally, the property offers a double-width driveway leading to a single garage, with a lawned garden to the front. The enclosed gardens extend to the rear and side of the house and are mainly laid to lawn, offering a good degree of privacy and space for a garden shed.













Location

Dickens Way is located on a modern residential development in Crook, within close proximity to the town centre, which offers a wide range of shopping amenities including Aldi and Lidl, as well as local businesses and healthcare facilities. The area is well served by bus links and primary schools.

Viewings

Viewings are by appointment only, please contact Robinsons to arrange yours.

Agent Notes

Council Tax: Durham County Council, Band C £2268.00

Tenure: Freehold

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 (metered)

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 – n/a

Rights & Easements – None known, check with seller

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 – No

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

Accessibility/Adaptations – No

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

EPC - tbc

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.

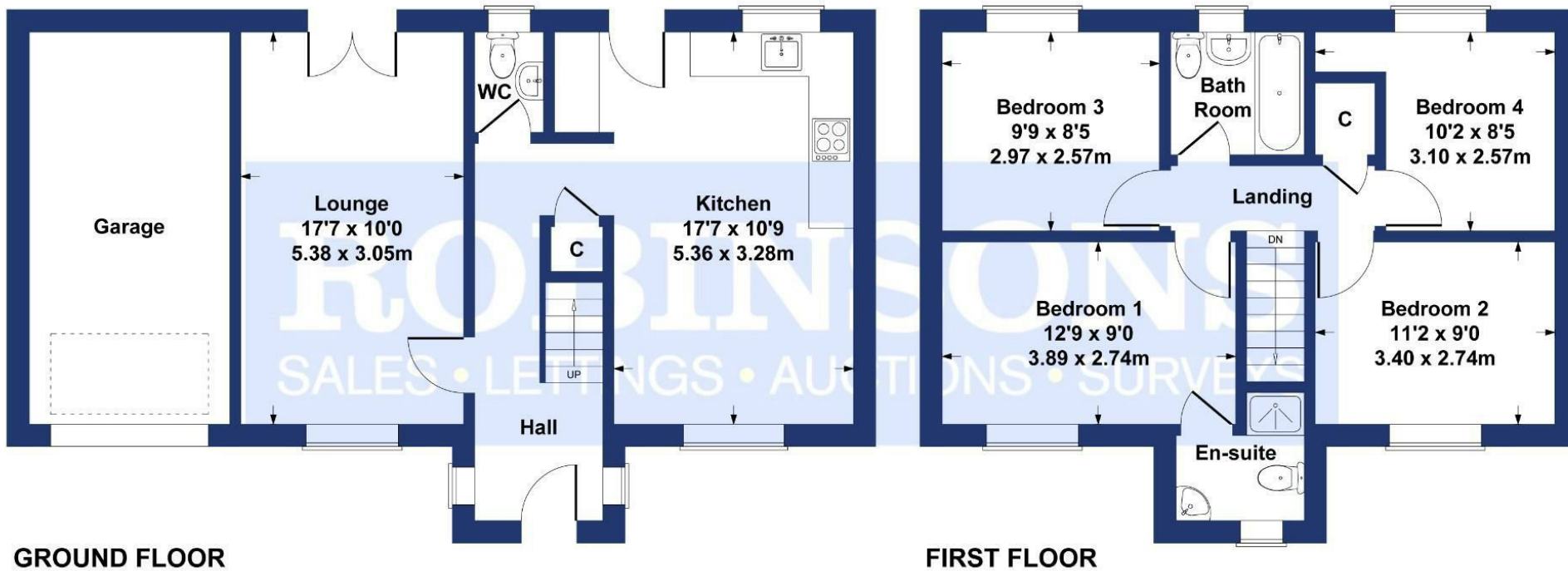
HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



Dickens Way Crook

Approximate Gross Internal Area
1017 sq ft - 94 sq m
(Excluding Garage)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) 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. 2026

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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