



Kipling Way

Crook DL15 9AJ

£200,000





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Kipling Way

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- Three Bedroom Detached Family Home
- ECP Grade C
- Fitted Wardrobes in Two Bedrooms

- Landscaped rear Garden with Decking
- Ground Floor Cloaks WC
- Good Sized Driveway To Front

- Two Reception Rooms
- En Suite Shower Room
- Single Integral Garage

A fab property in Kipling Way, Crook, this immaculate three-bedroom detached family home offers a perfect blend of comfort and style. As you approach the property, you will be greeted by a well-maintained exterior and a good-sized driveway that leads to a single garage, providing ample parking space for your family and guests.

Upon entering, you will find a welcoming atmosphere that flows throughout the home. The ground floor features a spacious lounge, ideal for relaxing with family or entertaining friends. Adjacent to the lounge is a delightful dining room, perfect for hosting dinner parties or enjoying family meals. The fitted kitchen is both functional and stylish, equipped with modern appliances and ample storage, making it a joy to prepare meals.

The property boasts a convenient ground floor cloaks WC, ensuring practicality for family living. Ascending to the first floor, you will discover three well-proportioned bedrooms, each offering a peaceful retreat. The master bedroom benefits from an en suite shower room, providing a private space for relaxation.

One of the standout features of this home is the beautifully landscaped rear garden, complete with decking. This outdoor space is perfect for summer barbecues, children's play, or simply unwinding in the fresh air.

In summary, this delightful family home on Kipling Way is a rare find, combining modern living with a tranquil setting. With its spacious interiors, well-designed layout, and lovely garden, it is an ideal choice for those seeking a comfortable and stylish residence in Crook. Do not miss the opportunity to make this house your home.

GROUND FLOOR

Entrance Hallway

Via Composite front entrance door, laminate flooring, central heating radiator and stairs to first floor.

Dining Room

10'1" x 8'11" (3.078 x 2.724)

Having storage cupboard, central heating radiator and uPVC double glazed window to front.

Ground Floor Cloaks/ WC

Fitted with a white suite comprising of wash hand basin, WC, laminate flooring and central heating radiator.

Lounge

10'10" x 12'0" (3.319 x 3.681)

With patio French doors leading to garden, central heating radiator and feature fireplace housing electric fire.

Kitchen

11'6" x 8'6" (3.528 x 2.610)

Fitted with a good range of wall and base units with contrasting work surfaces over, stainless steel sink unit with mixer tap, integrated double electric oven and gas hob with extraction hood over, plumbing for washing, built in fridge and fridge, laminate flooring, uPVC double glazed window and door to rear.

FIRST FLOOR

Landing

Having airing cupboard, loft hatch and uPVC double glazed window to side.

Bedroom One

13'1" x 9'11" (4.002 x 3.044)

Having a range of fitted furniture, central heating radiator and uPVC double glazed window to front.

En Suite Shower Room/ WC

Fitted with a shower cubicle having mains shower over, WC, wash hand basin and central heating radiator.

Bedroom Two

11'2" x 9'10" (3.411 x 3.003)

With fitted sliding wardrobe, central heating radiator and uPVC double glazed window to rear.

Bedroom Three

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

Bathroom/WC

Fitted with a panelled bath having electric shower and screen over, WC, wash hand basin, central heating radiator and tiled flooring.

Externally

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

To the rear is a lovely enclosed landscaped garden with decking area for seating and a patio. The rear garden is not overlooked.

Energy Performance Certificate

To view the Energy Performance Certificate for the property please use the following link:-

<https://find-energy-certificate.service.gov.uk/energy-certificate/0448-3856-7077-2900-4401>

EPC Grade C

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)

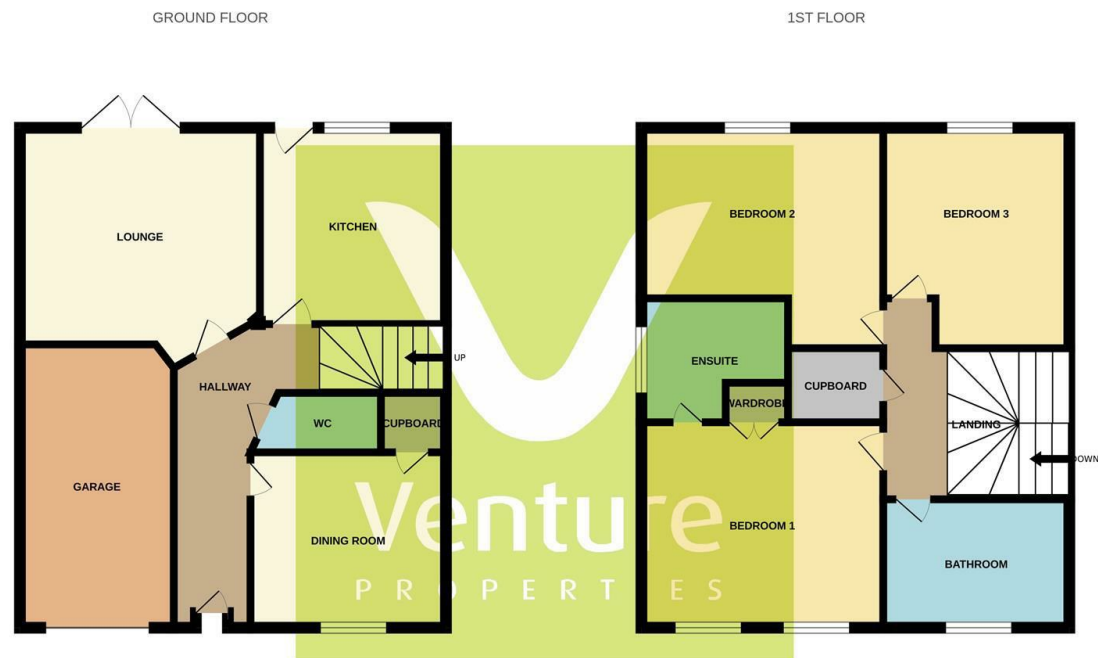
Energy Performance Certificate Grade C

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.

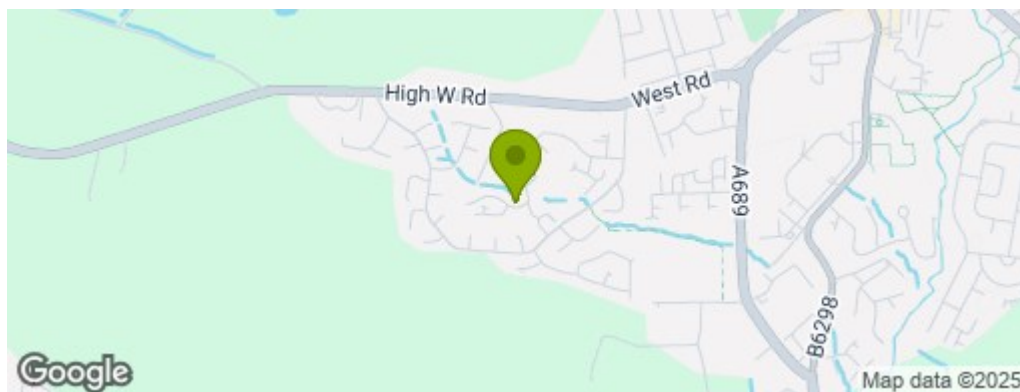
Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

Disclaimer

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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

01388 741174

5 South Street, Crook, DL15 8NE
crook@venturepropertiesuk.com