



Kipling Way

Crook DL15 9AJ

Chain Free £195,000





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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Kipling Way

Crook DL15 9AJ



- Three Bedroom Detached House
- EPC Grade C
- Rear Enclosed Decked Gardens
- Chain Free
- Lounge And Dining Room
- Garage With Access From Hallway

- Ground Floor Cloaks/ WC
- En Suite Shower Room
- Driveway To Front

Chain Free! Nestled in the charming area of Kipling Way, Crook, this delightful detached house offers a perfect blend of comfort and convenience. The property boasts two spacious reception rooms, ideal for both relaxation and entertaining guests. The well-appointed kitchen provides a functional space for culinary pursuits, while the three inviting bedrooms ensure ample room for family or guests.

With two modern bathrooms, morning routines are made easy, catering to the needs of a busy household. The property also features parking for two vehicles, a valuable asset in today's market.

This home is not just a place to live; it is a sanctuary that offers a warm and welcoming atmosphere. The surrounding area is known for its community spirit and accessibility to local amenities, making it an excellent choice for families and professionals alike.

If you are seeking a property that combines space, comfort, and a prime location, this house on Kipling Way is certainly worth considering.

GROUND FLOOR

Entrance Hallway

Via composite front entrance door, laminate flooring, central heating radiator and service door to garage.

Dining Room

9'10" x 8'9" (3.00 x 2.69)

With laminate flooring, central heating radiator, storage cupboard and uPVC double glazed window to front.

Ground Floor Cloaks/WC

Fitted with a white wash hand basin, WC, central heating radiator, extraction fan and tiled splash backs.

Kitchen

8'7" x 10'11" (2.627 x 3.335)

Fitted with a good range of wall and base units with contrasting work surfaces over, inset sink unit with mixer tap, integrated electric oven and gas hob with extraction chimney over, plumbing for washing, space for fridge freezer, tiled flooring and uPVC double glazed window and door to rear.

Lounge

12'0" x 12'4" (3.681 x 3.768)

Having French doors leading to garden, laminate flooring and central heating radiator.

FIRST FLOOR

Landing

Having airing cupboard.

Bedroom One

12'1" x 10'7" (3.704 x 3.226)

With fitted sliding wardrobes, central heating radiator and uPVC double glazed window to front.

Ensuite/WC

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

Bedroom Two

11'3" x 11'8" (3.441 x 3.557)

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

Bedroom Three

10'10" x 9'0" (3.326 x 2.750)

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

Bathroom/WC

Fitted with a white suite comprising of panelled bath, WC, wash hand basin tiled splash backs, spot lighting and central heating radiator.

Externally

To the front is a well planted front garden area and driveway leading to single integral garage.

To the rear is a enclosed South facing garden which has been decked and well stocked with plants and flowers creating a lovely outside space to enjoy.

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/7606-1292-8002-1996-2206>

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)

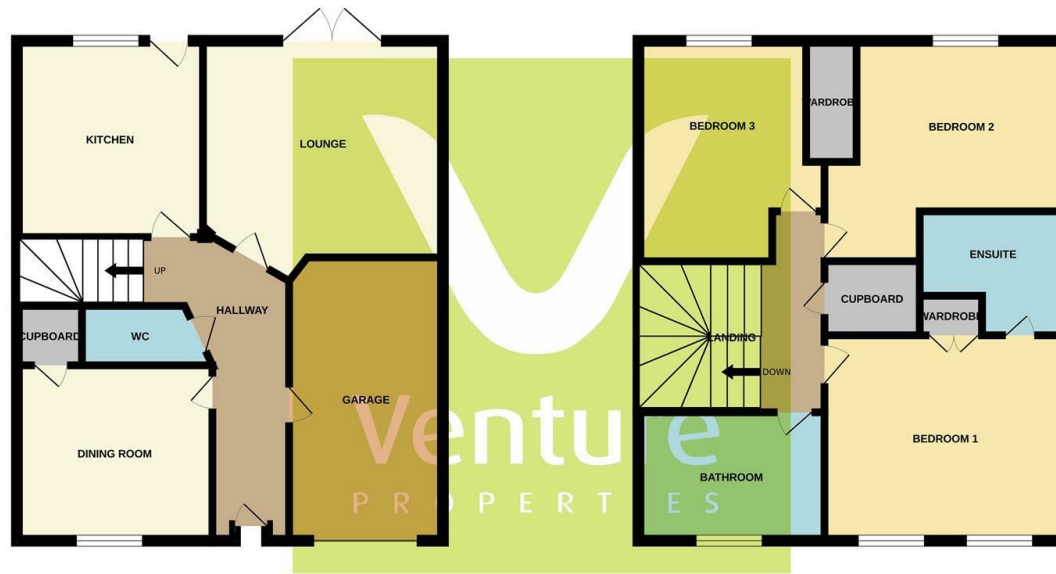
Energy Performance Certificate Grade C

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.

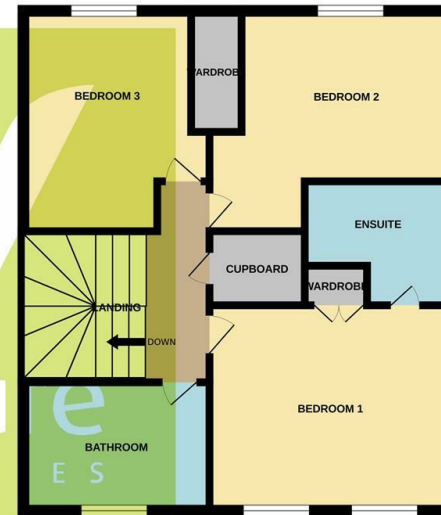
Disclaimer

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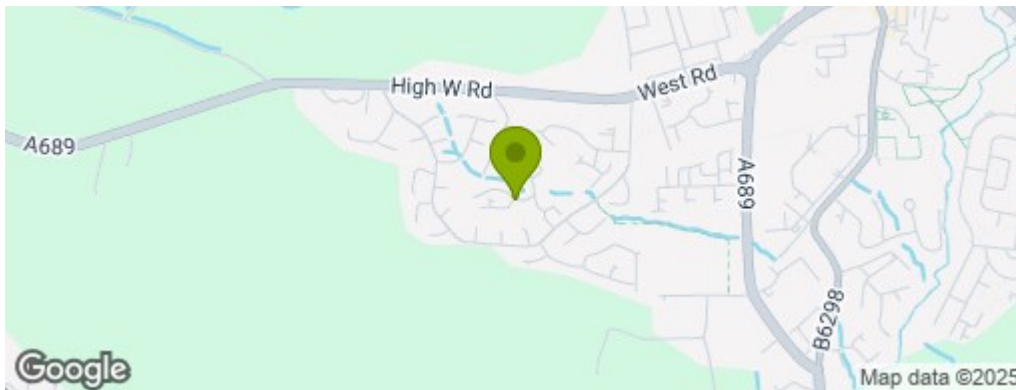
GROUND FLOOR



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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