



Queens Park Road

Spennymoor DL16 6NQ

Offers In The Region Of £199,950





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.



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.

Queens Park Road

Spennymoor DL16 6NQ



- Much sought after location
- EPC RATING - C
- Impressive open plan kitchen and dining room

- Great road links for commuting
- Very spacious
- Large hallway and landing

- Easy access to local amenities
- Three well proportioned bedrooms
- Private rear garden

Venture Properties are delighted to offer for sale this very spacious, three bedroom detached house built by Taylor Wimpey in their Tilford design, on the highly sought Durham Gate development at Thinford.

The large, welcoming hallway creates a feeling of space which is evident throughout the property. It leads in to the spacious living room with french doors opening out to the private rear garden and the impressive open plan kitchen and dining room, which is perfect for modern living and entertaining. A useful storage cupboard and cloakroom/WC are also located off the hallway. To the first floor, the generous master bedroom includes an en-suite shower room. There is a further double bedroom and a well proportioned third bedroom, sharing the stylish family bathroom. Externally there is driveway parking for two vehicles to the rear, a single garage and enclosed rear garden.

Durham Gate is excellently placed for commuting via the A167, whilst the nearby A1(M) provides further road links. There are a selection of local amenities at Thinford, with a further facilities available in Spennymoor.

Viewing is highly recommended for full appreciation.

GROUND FLOOR

Hall

Large welcoming hallway with return staircase leading to the first floor, cloaks cupboard and radiator.

WC

Comprising of a low level WC, pedestal wash basin, radiator, extractor fan and UPVC double glazed window to the front.

Living Room

16'5" x 11'9" (5.02 x 3.60)

Spacious reception room with two UPVC double glazed windows to the side, UPVC double glazed french doors opening to the rear garden and radiator.

Open Plan Kitchen and Dining Room

15'6" x 11'9" (4.74 x 3.60)

Perfect for modern living and entertaining, the kitchen is fitted with a comprehensive range of units having contrasting worksurfaces incorporating a stainless steel sink and drainer unit with mixer tap, a built in stainless steel oven and hob with extractor over, a fridge/freezer space and plumbing for both a washing machine and dishwasher. Further features include two UPVC double glazed windows to the front, a UPVC double glazed window and french doors to the rear garden, tiled splashbacks, a radiator and wall unit housing the combi gas central heating boiler.

FIRST FLOOR

Landing

Spacious landing with UPVC double glazed windows to the front and rear, loft access, a radiator and a storage cupboard with fitted shelving.

Bedroom One

11'9" x 11'1" plus recess (3.60 x 3.40 plus recess)

Generous double bedroom with UPVC double glazed windows to the front and rear and a radiator.

Ensuite

7'4" x 6'11" (2.26 x 2.12)

Fitted with a cubicle having electric shower, pedestal wash basin, WC, tiled splashbacks, extractor fan, radiator and UPVC double glazed opaque window to the front.

Bedroom Two

11'9" x 8'7" (3.60 x 2.63)

Double bedroom with a UPVC double glazed window to the side and radiator.

Bedroom Three

7'6" x 7'4" (2.29 x 2.25)

Further well proportioned bedroom with a UPVC double glazed window to the side and radiator.

Bathroom/WC

9'5" x 6'9" (2.88 x 2.07)

Modern family bathroom comprising of a panelled bath, pedestal wash basin, WC, tiled splashbacks, radiator, extractor fan and UPVC double glazed opaque window to the front.

EXTERNAL

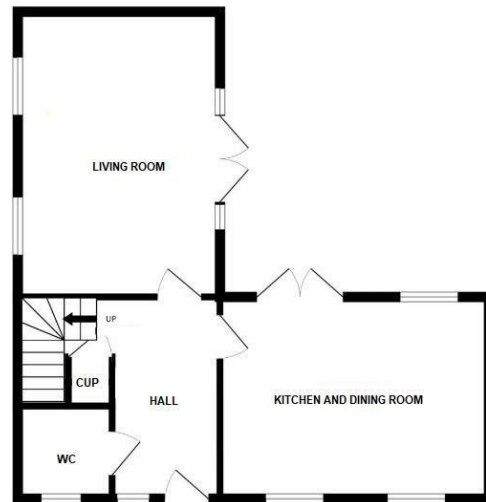
There are planted borders to the front and side of the property, whilst to the rear is an enclosed garden with lawn, patio area and access gate to the driveway.

Garage

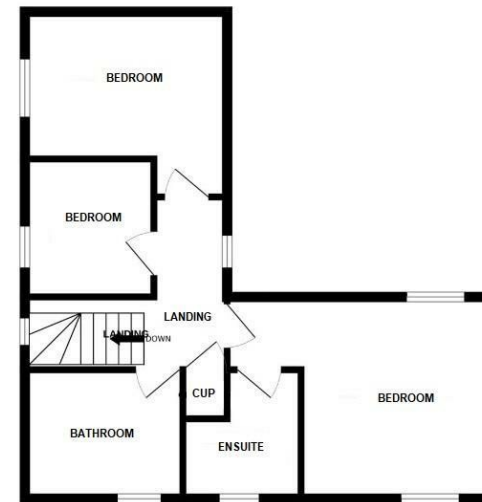
Single garage with up and over door. There is also a two car driveway for off street parking.

www.venturepropertiesuk.com

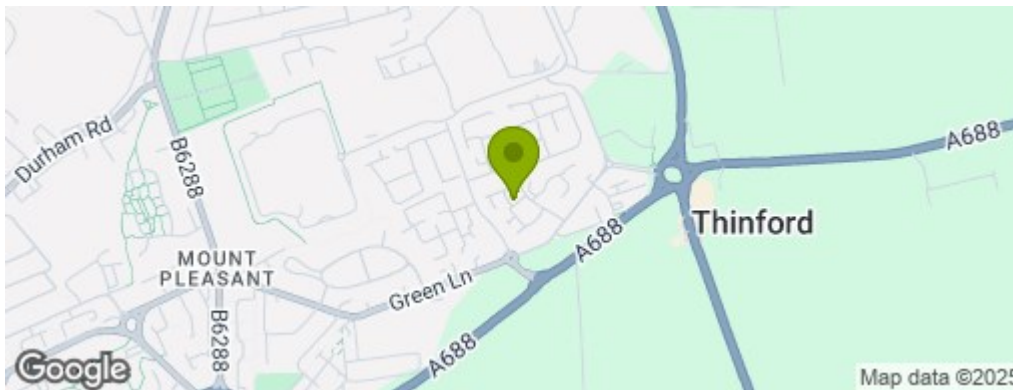
GROUND FLOOR



1ST FLOOR



Not to scale-for general guidance only.
Made with Metropix ©2024



Property Information

Tenure: Freehold

Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Broadband available. Highest available download speed 10000 Mbps. Highest available upload speed 10000 Mbps.

Mobile Signal/coverage: Likely with EE. We recommend contacting your service provider for further information.

Council Tax: Durham County Council, Band D, Annual Price: £2,551 (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

0191 3729797

1 Whitfield House, Durham, County Durham, DH7 8XL
durham@venturepropertiesuk.com