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Dalton Wynd Spennymoor, DL16 6FP

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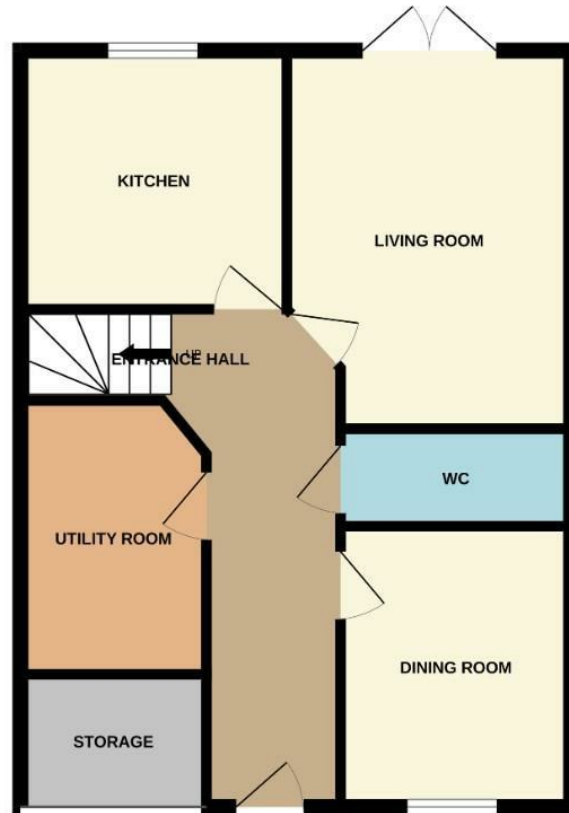
Price £225,000

Beautifully presented three bedroomed family home situated in a desirable location in Spennymoor. This stunning detached house offers a perfect blend of modern living and comfort. Built in 2018, the property boasts a generous 1,163 square feet of well-designed space, making it an ideal family home. It also benefits from owned solar panels, with battery storage. It's located just a short distance from local amenities from shops to supermarkets, cafes and retail stores. The A688 is nearby and leads to the A1 both North and South. There is also a regular bus service allowing for access to nearby towns and villages.

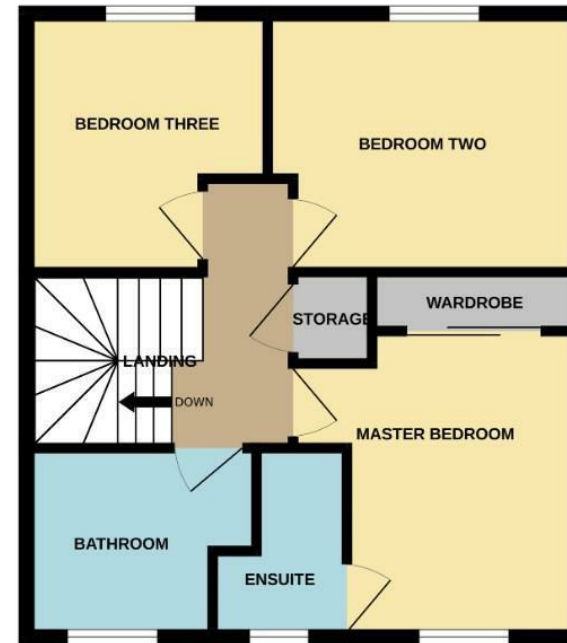
In brief the property comprises; an entrance hall leading through into the living room, dining room, kitchen/diner, utility room and cloakroom to the ground floor. The first floor contains the master bedroom with ensuite, two further bedrooms and family bathroom. Externally the property has a drive for multiple vehicles to the front, along with the partially converted garage which provides additional storage space. To the rear there is a large south facing, enclosed garden, with large lawned area, along with patio section ideal for outdoor furniture.

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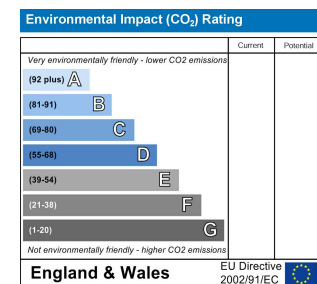
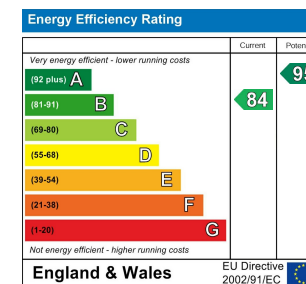
GROUND FLOOR



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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**Living Room**

13'11" x 10'5"

Bright and spacious living room, with neutral decor, panelled feature wall, ample space for furniture and French doors leading out into the rear garden.

**Dining Room**

10'4" x 8'7"

The dining room is another great size, with space for a table and chairs, further furniture and window to the front elevation.

**Kitchen**

9'10" x 9'6"

The kitchen is fitted with a range of modern wall, base and drawer units, complementing work surfaces, splash backs and sink/drain unit. Benefiting from a range of integrated appliances including an oven, hob, overhead extractor hood, dishwasher, fridge/freezer and washing machine.

**Utility Room**

9'10" x 7'6"

The utility room contains a further range of base units providing additional storage along with space for a tumble dryer.

**Cloakroom**

8'8" x 3'7"

Fitted with a WC and wash hand basin.

**Master Bedroom**

11'5" x 10'4"

The master bedroom provides space for a king sized bed, is fitted with built in wardrobes and window to the front elevation.

**Ensuite**

6'10" x 5'1"

The ensuite contains a shower cubicle, WC and wash hand basin.

**Bedroom Two**

9'10" x 9'10"

The second bedroom is another large double bedroom with window to the rear elevation.

**Bedroom Three**

9'10" x 8'10"

The third bedroom is again a further double bedroom with window to the rear elevation.

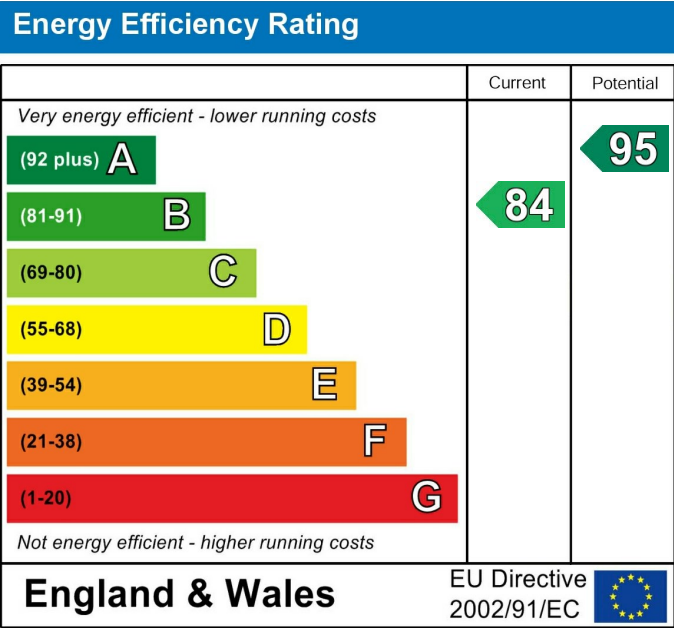
**Bathroom**

6'10" x 6'6"

The bathroom is fitted with a panelled bath with perimeter tiling, WC and wash hand basin.

**External**

Externally the property has a drive for multiple vehicles to the front, along with the partially converted garage which provides additional storage space. To the rear there is a large enclosed garden, which is south facing, with large lawned area, along with patio section ideal for outdoor furniture.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.









