

# KAN MOVE

## Estate Agents

4 bed Detached House for sale - £279,950

Aspen Close - Spennymoor



Council Tax Band: D

EPC Rating: B

**\*\*WOW A STUNNING PROPERTY\*\*** Completed to a high standard throughout, this Four Bedroom Detached House is rare to the market!! situated within the Mclean Estate at Middlestone Moor, within walking distance to all local amenities, schools and bus route to Durham city. Spacious accommodation offering a lounge/dining room with Bay window to the front and a log burner, French doors into a conservatory over looking a large enclosed mature rear garden, Well appointed recently fitted modern kitchen with an island, entrance hallway having a ground floor W/C cloaks, landing with a loft that is partially boarded, first floor family bathroom, Main bedroom with en-suite, Externally to the front a double drive to single garage, side access takes you to the rear garden. Viewing is highly recommended to appreciate what this fine home has to offer.



**3 Bathrooms**

**4 Beds**

- SUPERB FOUR BEDROOM DETACHED HOUSE
- LOUNGE/DINER/CONSERVATORY
- NEW FITTED KITCHEN
- LARGE REAR GARDEN
- DOUBLE TARMAC DRIVE TO SINGLE GARAGE
- NEW BAXI ASSURE BOILER

SCAN FOR DETAILS

### **Entrance Hallway**

Composite entrance door, wall mounted tall grey radiator, stairs, Ground Floor cloaks W/C.

### **Ground Floor Cloaks**

Low level W/C, Vanity Unit, tiled floor, tiled walls.

### **Lounge 10' 0" x 15' 0" (3.05m x 4.57m)**

UPVC Double glazed bay window to front, log burner inset with green slate hearth, feature wood beam.

### **Diner 11' 0" x 10' 0" (3.35m x 3.05m)**

UPVC Double glazed french doors to conservatory, door into the Kitchen/Breakfast.

### **Conservatory 9' 0" x 10' 0" (2.74m x 3.05m)**

Half brick construction with UPVC Double glazed windows and french doors to the side out to the patio and rear garden.

### **Kitchen/Breakfast Room 10' 0" x 15' 0" (3.05m x 4.57m)**

New Fitted kitchen. UPVC Double glazed window to rear, fitted with modern white units and drawers, BOSCH eye level electric oven and grill/microwave, AEG induction hob with extractor, plumbing for washing machine, resin sink unit with mixer tap, island breakfast bar with under drawers and storage cupboards, under stairs storage cupboard, rear composite door to the side, spotlights to ceiling, wall mounted radiator.

### **Landing**

Loft access partially boarded with power and light. Airing cupboard.

### **Bedroom One 12' 0" x 12' 0" plus fitted robes (3.65m x 3.65m)**

UPVC Double glazed window to front, fitted wardrobes with mirror doors.

### **En-Suite**

Corner shower cubicle with double shower head off the mains, spot lights, vanity unit, UPVC double glazed window to front, low level W/C, fully tiled walls and floors.

### **Bedroom Two 9' 0" x 11' 0" (2.74m x 3.35m)**

UPVC double glazed window to front.

### **Bedroom Three 9' 0" x 12' 0" plus fitted robes (2.74m x 3.65m)**

UPVC Double glazed window to rear. Fitted Wardrobes.

### **Bedroom Four 8' 0" x 9' 0" (2.44m x 2.74m)**

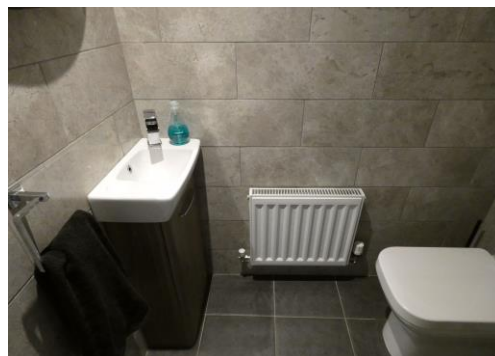
Currently used as the study, UPVC Double glazed window to rear, fitted storage cupboard.

### **Bathroom**

UPVC Double glazed window to rear, bath with shower mixer tap, fully tiled walls and floor, vanity unit, low level W/C.


### **Garage**

Power and light, wall mounted Baxi assure boiler, up and over door.



These details are for guidance only and complete accuracy cannot be guaranteed. If there is at any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

# Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>	83	88
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



15 ASPEN CLOSE

While every attempt has been made to ensure the accuracy of the description contained here, measurements of floor, ceiling, beam and any other levels 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 for 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. [www.kanmove.co.uk](http://www.kanmove.co.uk)



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