

# KAN MOVE

## Estate Agents

4 bed Detached House for sale - £279,950

Glastonbury Close - Spennymoor



**Council Tax Band: C**

**EPC Rating: C**

**\*\*Superb location\*\*** Set within a cul-de-sac location of the Greenways Estate in Spennymoor, rare to the market is this spacious extended four bedroom Detached house, with many highly commendable points to offer only viewing will you appreciate what this property has to offer. Entering into a lovely presented hallway with a ground floor cloaks W/C, Double doors open into the L-Shaped Lounge/diner with two walk in bay windows to the front, a second reception room, Kitchen/Breakfast with French doors into a lean-to conservatory, from the first floor landing is three double bedrooms the fourth bedroom is currently used as the study, family bathroom. The property benefits from gas fired central heating system and is double glazed. The electrics have been upgraded and a new consumer unit installed. Externally is a driveway to a single garage with up and over door, gardens to the front and back with patio area, not over looked to the rear with access to a bridalway footpath a short walking distance to Tudhoe Village. **VIEWING BY APPOINTMENT ONLY.**

**2 Bathrooms**

**4 Beds**



- **FOUR BEDROOM EXTENDED DETACHED HOUSE**
- **L-SHAPED SPACIOUS LOUNGE/DINING ROOM**
- **GROUND FLOOR W/C**

- **KITCHEN/BREAKFAST WITH FRENCH DOORS TO CONSERVATORY**
- **LONG DRIVEWAY TO A SINGLE GARAGE**
- **GARDENS TO THE FRONT AND REAR**

**SCAN FOR DETAILS**

### **Entrance Hallway**

UPVC Double glazed entrance door to the side, stairs to first floor, understairs storage cupboard, UPVC double glazed window to side. Double doors into the Lounge/Dining Room

### **Ground Floor Cloaks W/C**

UPVC Double glazed window to the side, Low level, W/C, pedestal wash hand basin

### **Lounge/Dining Room L-Shaped 19' 0" plus bay window x 18' 0" (5.79m x 5.48m)**

Double doors into the lounge. Two UPVC Double glazed walk in Bay windows to the front.

### **Reception Room Two 8' 0" x 13' 0" (2.44m x 3.96m)**

UPVC Double glazed window to the side, wall mounted cupboard housing the boiler.

### **Kitchen/Breakfast 18' 0" x 9' 0" (5.48m x 2.74m)**

UPVC Double glazed window to rear, upvc double glazed french doors into a lean to conservatory, UPVC double glazed door to the side, matching wall and base units with drawers, electric oven and hob with extractor hood, plumbing for washing machine, One 1/2 bowl sink unit with mixer tap, Tiled flooring to the Kitchen area.

### **Conservatory**

Half brick construction, UPVC Double glazed windows and door to the side out to the patio.

### **Bedroom One 9' 0" x 20' 0" (2.74m x 6.09m)**

UPVC double glazed window to side and rear

### **Bedroom Two 9' 0" x 15' 0" (2.74m x 4.57m)**

Extended Bedroom, UPVC double glazed window to rear

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

UPVC double glazed window to front.

### **Bedroom Four 11' 0" x 8' 0" (3.35m x 2.44m)**

UPVC double glazed window to front, storage cupboard, currently used as the study.

### **First Floor Landing**

Loft Access.

### **Bathroom**

UPVC double glazed window to side, Low level W/C, pedestal hand basin, bath with electric shower over, storage cupboard.

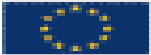
### **Externally**

Long driveway to the single garage with up and over door. Gardens to the front and rear with patio area, not overlooked to the rear.



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>		
(69-80) <b>C</b>	69	80
(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	



**KAN MOVE**  
Estate Agents

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