

KAN MOVE

Estate Agents

4 bed Detached House for sale - £269,950

Hewick Road -Durham Gate Development, Spennymoor



Council Tax Band: E

EPC Rating: B

SOLD WITH NO ONWARD CHAIN A VERY SPACIOUS WELL PRESENTED FOUR BEDROOM DETACHED HOUSE ONLY VIEWING WILL YOU APPRECIATE WHAT IT HAS TO OFFER...

Situated within a CORNER PLOT of a Cul-De-Sac on the popular Durham Gate residential development, from the entrance hallway with ground floor Cloaks and W/C, Lounge with Bay window including shutters, appealing open plan kitchen/diner, utility room, to the first floor is a bedroom with en-suite, two bedrooms and family bathroom, third floor a bedroom with En-suite and dressing area having fitted robes and drawers.

Externally a rear enclosed garden with patio area, to the rear of the property is a driveway to a single detached garage. We are informed the property is Freehold .

4 Bathrooms

4 Beds



- SUPERB FOUR BEDROOM DETACHED HOUSE
- POPULAR DURHAM GATE DEVELOPMENT
- OPEN PLAN KITCHEN/DINER

- TWO BEDROOMS WITH EN-SUITE
- CORNER PLOT IN A CUL-DE-SAC
- DETACHED SINGLE GARAGE WITH DRIVE

SCAN FOR DETAILS

Entrance Hallway

Entrance door into the hallway, storage cupboard/Cloaks, understairs storage cupboard, ground floor W/C.

Ground Floor Cloaks W/C

Low level W/C, pedestal wash basin,

Lounge 12' 0" x 17' 0" (3.65m x 5.18m)

UPVC Double glazed bay window to front with shutters.

Kitchen/Diner 18' 0" x 17' 0" (5.48m x 5.18m)

UPVC Double glazed window to rear with upvc double glazed french doors out to the garden, matching wall and base units, One 1/2 bowl sink with mixer tap, integrated fridge/freezer and dishwasher, eye level smeg electric oven and induction smeg hob with ceiling hung extractor.

Utility room

Plumbing for washing machine, space for tumble dryer, wall unit housing boiler

First Floor Landing

Storage cupboard, stairs to second floor

Bedroom Two 11' 0" x 10' 0" (3.35m x 3.05m)

UPVC double glazed window to front, door to the en-suite.

En-Suite

UPVC double glazed window to front, double shower cubicle with shower off the mains, low level W/C, pedestal wash basin, heated tower rail.

Bedroom Three 9' 0" x 10' 0" (2.74m x 3.05m)

UPVC double glazed window to the rear.

Bedroom Four 11' 0" x 9' 0" (3.35m x 2.74m)

UPVC double glazed window to rear.

Family Bathroom

Bath with electric shower over, low level W/C, pedestal hand basin, wall mounted heated towel rail, part tiled walls.

Second Floor Landing

Velux window, loft access, heating control

Bedroom One 14' 0" x 12' 0" (4.26m x 3.65m)

UPVC Double glazed window to front, fitted drawers, panelling to rear wall, door to en-suite. Dressing room

Dressing Room

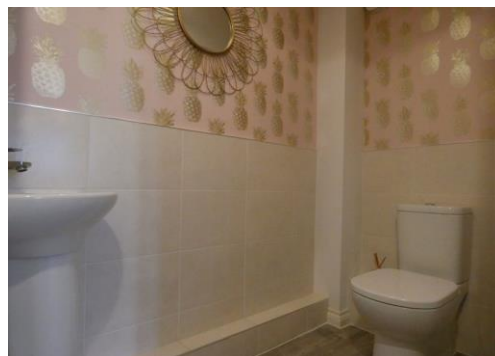
Fitted wardrobes, velux window

Bedroom One En-Suite

Velux window, corner shower cubicle with shower off mains, Low level W/C, pedestal, wall mounted heated towel rail

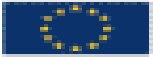
Externally

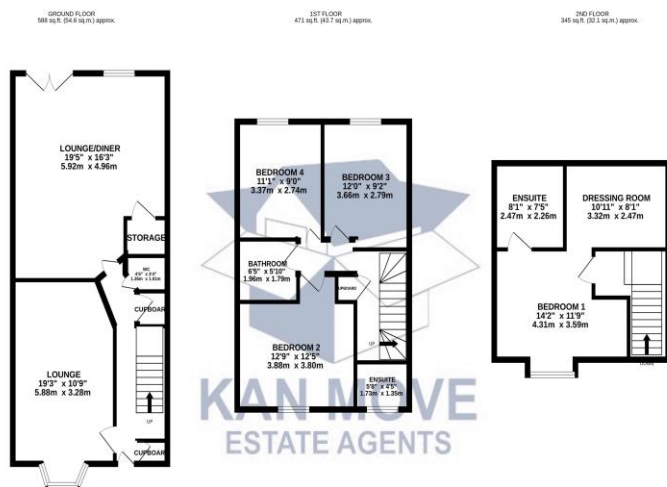
Enclosed rear garden with decking area. Gate to the rear with access to Drive and a single detached garage.



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) A		93
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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50 HEWICK ROAD
TOTAL FLOOR AREA: 1404 sq ft (130.4 sq m) approx.
While every effort has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error or omission of the floorplan. This plan is for illustrative purposes only and should not be used by any prospective purchaser. The services, systems and appliances shown herein are not tested and no guarantee is given as to their operability or efficiency and no guarantee is given as to their operability or efficiency can be given.
Made with Metapic 12/24



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