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Harper Grove

Durham Gate, Spennymoor, DL16 6FN

**Offers in the region of £280,000**

House - Detached  
4 Bedroom/s  
2 Bathroom/s

A beautifully presented 4 bedroom DETACHED family home pleasantly situated on the popular Durham Gate development to the outskirts of Spennymoor. An internal viewing will reveal an entrance hallway with ground floor WC, bay-windowed living room and a fabulous well-proportioned open plan kitchen/dining room with integrated appliances and French doors opening to the rear garden. The first floor features an attractive landing, principal bedroom with built-in wardrobes and en-suite shower room/WC, 3 further bedrooms and a family bathroom/WC. Externally there is a double width driveway to the front leading to the integral single garage with enclosed landscaped gardens to the rear. Durham Gate is a great location for a commuter with the A167, A1(M) and A689 all within easy reach.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>		<b>84</b>
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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## Agents Notes

Tenure:- Freehold

Mains gas, (central heating to radiators), electricity & drainage

uPVC double glazing throughout

Council Tax:- Band D

Local Authority:- Durham County Council

Community Charge:- further details from the Agents

## Entrance Hallway

## WC

## Living Room

17'3" x 10'5"

## Kitchen/Dining Room

26'0" x 9'9"

## First Floor Landing

## Bedroom One

14'1" x 9'11"

## En-Suite Shower Room

## Bedroom Two

11'6" x 10'9"

## Bedroom Three

11'7" x 9'11"

## Bedroom Four

8'7" x 8'3"

## Family Bathroom/WC

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