



Thistle Close, Spennymoor, DL16 7YD  
4 Bed - House - Detached  
Reduced £275,000

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# Thistle Close

## Spennymoor, DL16 7YD

Rarely available are properties of this type and viewing is essential on this SUPERBLY POSITIONED FOUR BEDROOM EXTENDED DETACHED HOUSE. This perfect family home is located in a popular residential area in Middlestone Moor only a short walk from local shops, schools and regular bus services. A good network of roads provide EASY ACCESS to Bishop Auckland, Darlington and Durham. Spennymoor town centre is approximately one mile away with a WIDE RANGE OF SHOPPING AND LEISURE FACILITIES. This lovely home as an endless amount of benefits and some of its key features are; ample living space due to the double extension to the rear, beautiful open plan kitchen/dining room, large bathroom, four double sized bedrooms, easy to maintain garden which is not directly overlooked, large triple driveway and garage. Properties of this size rarely come to the market so early viewing is advised to avoid any disappointment.

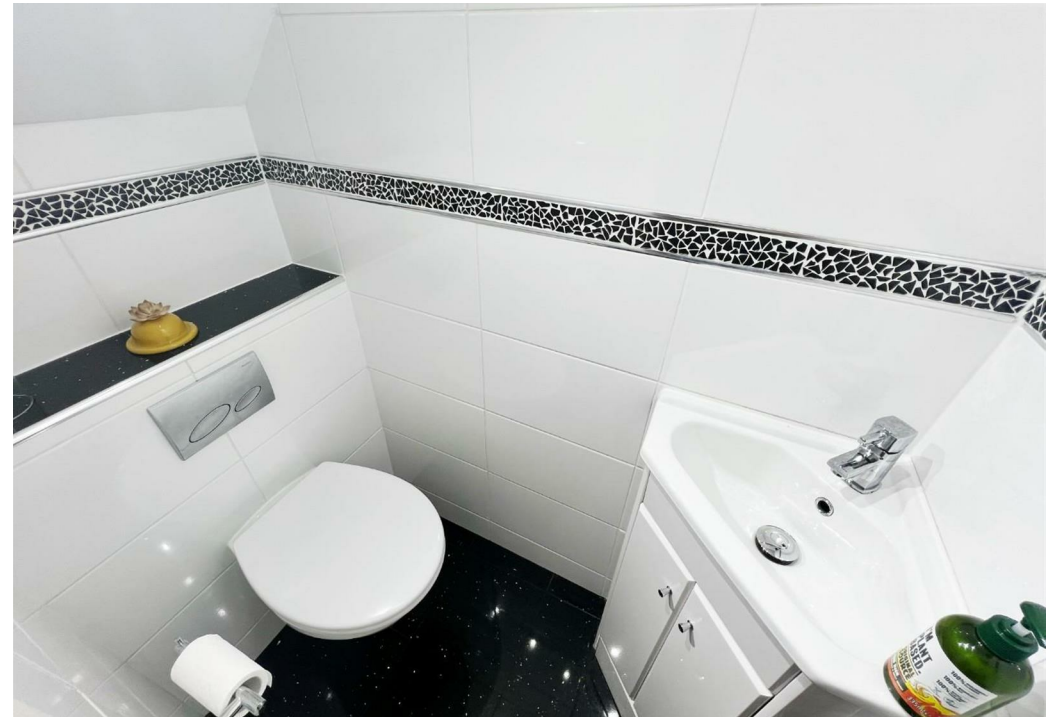
In brief the property comprises of; Hallway, ground floor W/C, spacious lounge which flows into the large dining room again which flows into the stunning kitchen with some integrated appliances. The ground floor also has a large study with feature UPVC bay window. To the first floor is four double bedrooms, three of which have the added bonus of fitted wardrobes and master boasts a well presented En-suite, the family bathroom is also located to the first floor. Externally to the front elevation is a large driveway which leads to a garage, while to the rear there is a beautiful, private and easy to maintain garden and patio.

EPC Rating C  
Council Tax Band D











#### Hallway

Tiled flooring, radiator, stairs to the first floor, storage cupboard.

#### W/C

W/C, wash hand basin, tiled flooring and splashbacks, chrome towel radiator, extractor fan.

#### Study

12'1 x 9'8 max points (3.68m x 2.95m max points)  
UPVC bay window, radiator, storage cupboard, fitted desk.

#### Lounge

14'5 x 11'6 (4.39m x 3.51m)  
Quality flooring, feature radiator.

#### Dining Room

24'7 x 8'5 (7.49m x 2.57m)  
Tiled flooring, uPVC window's, radiator, spotlights, French doors leading to the rear.

#### Kitchen

15'5 x 9'7 (4.70m x 2.92m)  
Modern wall and base units, integrated dishwasher, space for range oven and American fridge freezer, tiled flooring and splashbacks, granite worktops with inset stainless steel sink with mixer tap, under counter lighting, extractor fan, uPVC window, spotlights, radiator.

#### Landing

Quality flooring, loft access.

#### Bedroom One

16'3 x 12'3 max points (4.95m x 3.73m max points)  
UPVC window's, fitted wardrobes, radiator.

#### En-suite

Double shower cubicle, wash hand basin, w/c, fully tiled, chrome towel radiator, uPVC window, extractor fan.

#### Bedroom Two

18'1 x 8'2 max points (5.51m x 2.49m max points )  
Fitted wardrobes, stylish flooring, uPVC window, radiator, spotlights.

#### Bedroom Three

18'1 x 8'4 max points (5.51m x 2.54m max points)  
Quality flooring, radiator, uPVC window.

#### Bedroom Four

12'3 x 8'4 (3.73m x 2.54m)  
UPVC window, radiator, quality flooring, fitted wardrobes, spotlights.

#### Bathroom

8'4 x 7'3 max points (2.54m x 2.21m max points )  
Panelled bath, w/c, wash hand basin, chrome towel radiator, quality flooring, uPVC window, tiled surround, spotlights, storage cupboard.

#### Externally

To the front elevation, there is a treble driveway which leads to a garage which is plumbed for a washing machine. To the rear, there is a lovely enclosed garden and stylish patio.

#### Agent Notes

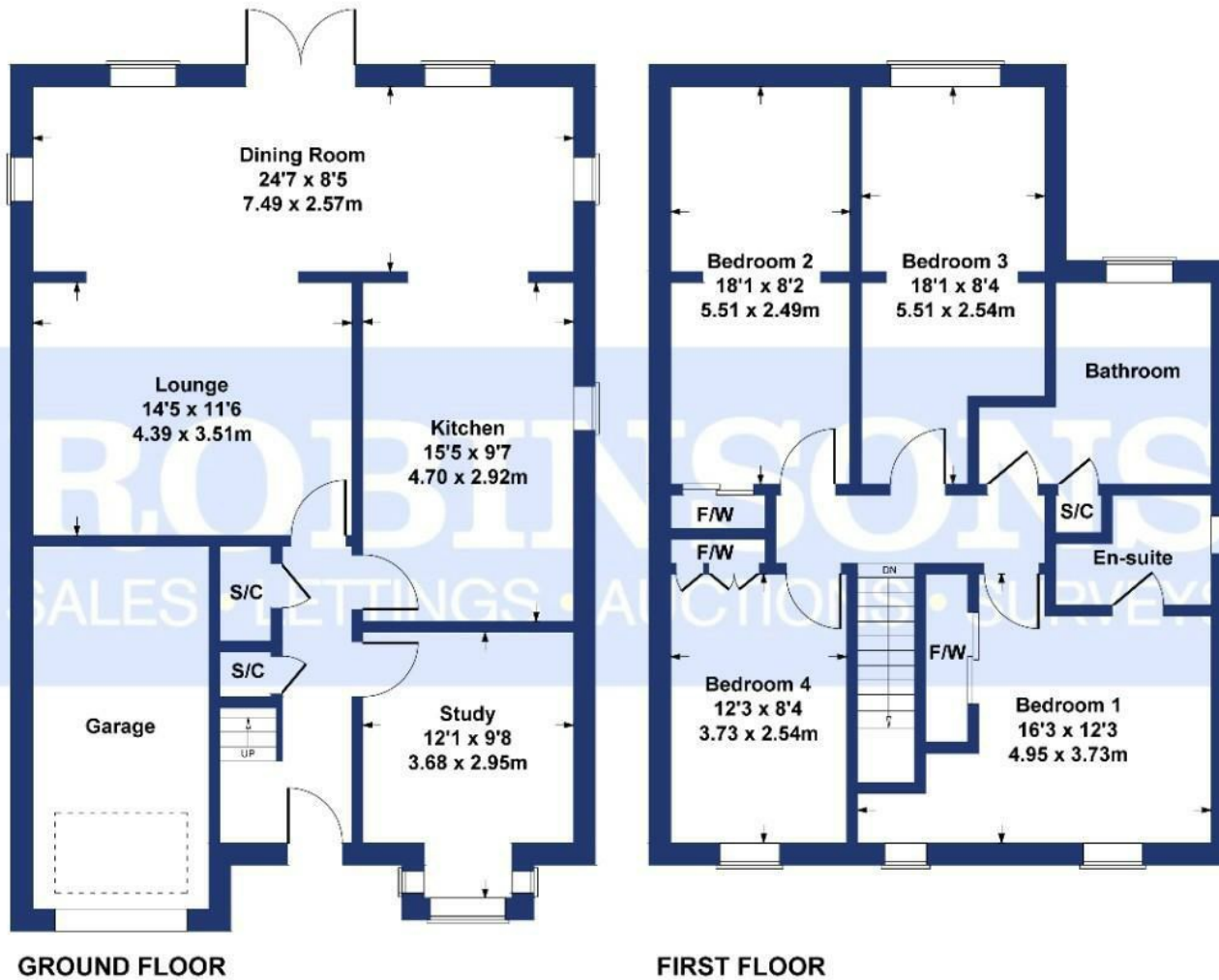
Electricity Supply: Mains  
Water Supply: Mains  
Sewerage: Mains  
Heating: Gas Central Heating  
Broadband: Ultrafast 9000 Mbps  
Mobile Signal/Coverage: Good to Average  
Tenure: Freehold  
Council Tax: Durham County Council, Band D - Approx. £2,324.32 p.a  
Energy Rating: C

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.



# Thistle Close

Approximate Gross Internal Area  
1659 sq ft - 154 sq m



**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	74	84
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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