



Hewick Road, Spennymoor, DL16 6PF  
4 Bed - House - Detached  
Reduced £264,950

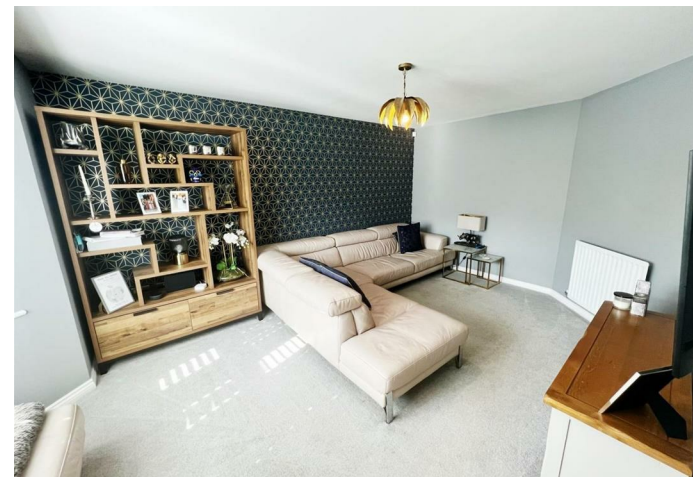
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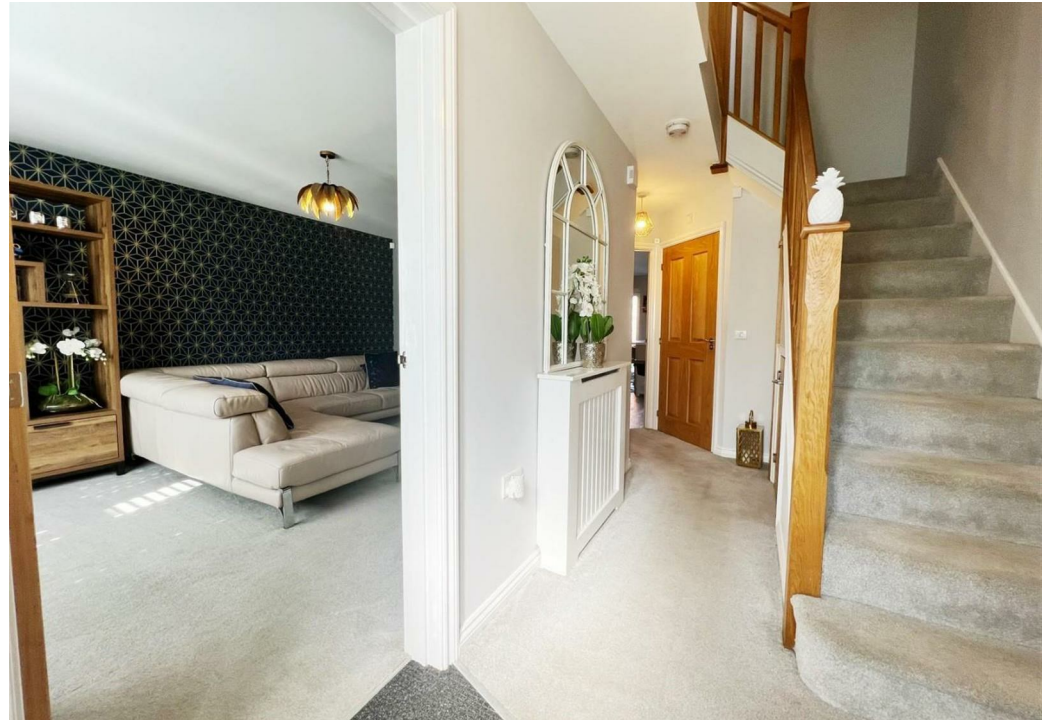
## Hewick Road Spennymoor, DL16 6PF

Robinsons are delighted to offer to the market this WELL PRESENTED AND UPGRADED FOUR BEDROOMED DETACHED TOWN HOUSE, which is a credit to its current owners for its class throughout. Situated on the prestigious and desirable Acorns development on Durham Gate, which is only a short drive to Spennymoor town centre. Situated on a well proportioned plot with pleasant out look to the front elevation and a good sized garden to the rear. Book a viewing now to appreciate the size and quality of this lovely home. In our opinion the property would suit a variety of purchasers including the GROWING FAMILY and is ideally situated for the commuter travelling to nearby Durham City, Darlington and Teesside yet close enough to Spennymoor Town centre, local shops, schools and amenities which are just over approximately a mile away. The property is within excellent commuting distance to both the A1(M)/A19 & benefits further from LARGE OPEN PLAN KITCHEN / DINING ROOM, WELL PRESENTED BATHROOMS, AMPLE LIVING SPACE, FOUR DOUBLE BEDROOMS, MASTER HAVING STUNNING ENSUITE AND DRESSING AREA WITH FITTED WARDROBES, BEDROOM TWO ALSO BENEFITS FROM ENSUITE, GAS CENTRAL HEATING, UPVC DOUBLE GLAZING, DRIVEWAY and GARAGE. Given all of the above, early viewings are advised to fully appreciate all of which this stunning family home has to offer.

The floorplan briefly comprises of:- ENTRANCE HALLWAY, CLOAKROOM/WC, spacious LOUNGE, SUPERB FITTED KITCHEN/ DINING ROOM with USEFUL UTILITY ROOM. Whilst to the first floor, THREE SPACIOUS BEDROOMS, ONE with EN-SUITE and stylish FAMILY BATHROOM. To the second floor, MASTER BEDROOM with SEPARATE DRESSING ROOM with fitted wardrobes and SECOND EN-SUITE. Externally the property enjoys a lovely outlook to the front elevation and easy to maintain garden while to the rear there is a pleasant and easy to maintain garden and patio, which leads to the rear driveway and garage as well as visitor parking bays to the side of the property.

EPC Rating B  
Council Tax Band D











#### Hallway

Storage cupboard, stairs to the first floor.

#### W/C

W/C, wash hand basin, radiator, tiled splashbacks.

#### Lounge

17'0 x 11'7 max points (5.18m x 3.53m max points)

UPVC bay window, radiator, shutter blinds.

#### Kitchen/Diner

18'2 x 16'6 max points (5.54m x 5.03m max points)

Modern wall and base units, integrated oven, hob, extractor fan, dishwasher, fridge freezer, stainless steel sink with mixer tap and drainer, breakfast bar, space for dining room table, French doors leading to the rear, uPVC window.

#### Utility Room

6'2 x 4'4 max points (1.88m x 1.32m max points)

Plumbed for washing machine, space for dryer, airing cupboard, radiator.

#### Landing

Radiator, storage cupboard, stairs to the second floor.

#### Bedroom Two

11'0 x 10'2 max points (3.35m x 3.10m max points)

UPVC window, radiator.

#### En-suite

7'0 x 4'7 (2.13m x 1.40m)

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

#### Bedroom Three

9'1 x 8'9 max points (2.77m x 2.67m max points)

UPVC window, radiator.

#### Bedroom Four

11'0 x 9'0 max points (3.35m x 2.74m max points)

UPVC window, radiator.

#### Bathroom

6'4 x 5'5 max points (1.93m x 1.65m max points)

White panelled bath with shower over, wash hand basin, w/c, tiled surround, chrome towel radiator, extractor fan.

#### Second Floor Landing

Velux window, loft access, radiator.

#### Bedroom One

13'8 x 11'6 max points (4.17m x 3.51m max points)

UPVC window, radiator, fitted draws.

#### Dressing Room

8'1 x 6'5 + robes (2.46m x 1.96m + robes)

Fitted wardrobes, radiator, Velux windows.

#### En-suite

7'8 x 6'7 max points (2.34m x 2.01m max points)

Shower cubicle, wash hand basin, w/c, chrome towel radiator, Velux windows, tiled splashbacks, extractor fan.

#### Externally

To the front elevation, there is a easy to maintain garden. While to the rear, there is a lovely enclosed garden which gives access to the driveway and garage, as well as visitor parking bays to the side of the property.

#### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultrafast 9000 Mbps

Mobile Signal/Coverage: Good

Tenure: Freehold

Council Tax: Durham County Council, Band D - Approx. £2,324.32 p.a

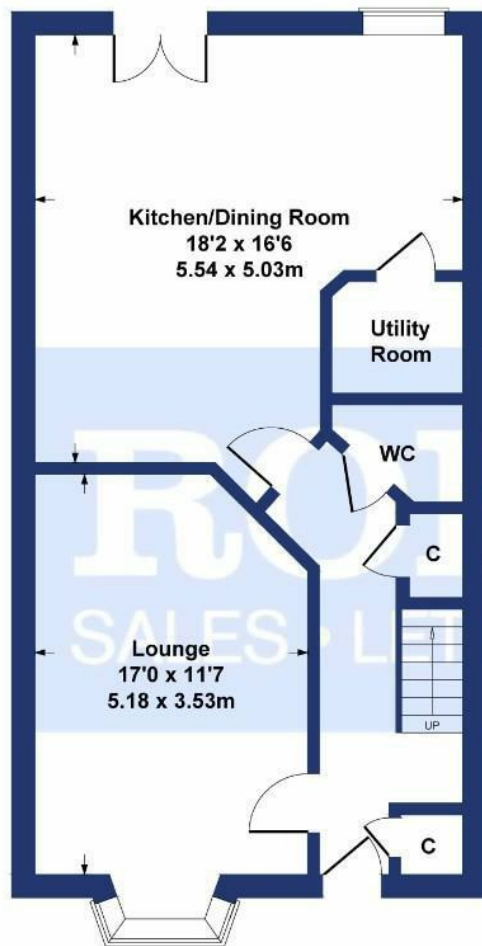
Energy Rating: B

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.



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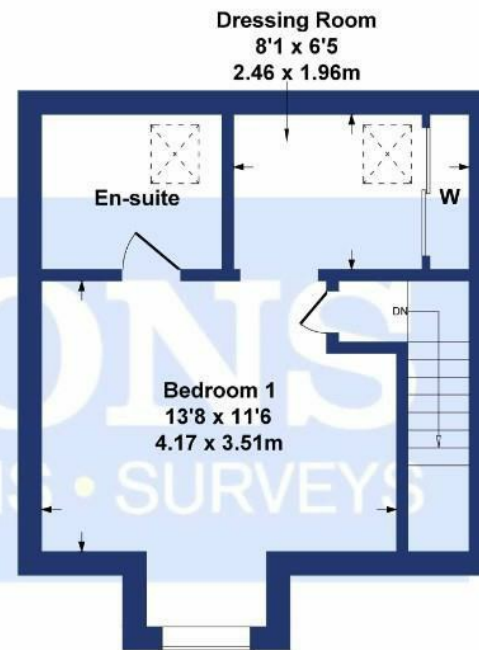
Approximate Gross Internal Area  
1527 sq ft - 142 sq m



**GROUND FLOOR**



**FIRST FLOOR**



**SECOND FLOOR**

**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		
(82 plus) <b>A</b>		<b>93</b>
(61-81) <b>B</b>	<b>85</b>	
(49-60) <b>C</b>		
(35-48) <b>D</b>		
(29-34) <b>E</b>		
(21-28) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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