



Lavender Crescent, Spennymoor, DL16 7BZ
4 Bed - House - Detached
Reduced £229,950

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****NO ONWARD CHAIN****

Robinsons are delighted to offer to the market this SPACIOUS and WELL PRESENTED FOUR BEDROOM DETACHED HOME located on this popular residential development built by Taylor Wimpey. The property in our opinion would make a great family home and viewing comes highly recommend. The popular Moorcroft development is conveniently located for access to Spennymoor town centre with local shops, schools and amenities close by. The property benefits from GAS CENTRAL HEATING and UPVC DOUBLE GLAZING.

In brief the accommodation comprises of; ENTRANCE HALL, CLOAKROOM W/C, LOUNGE, DINING ROOM, STUDY, ATTRACTIVE KITCHEN/BREAKFAST ROOM and USEFUL UTILITY. Whilst to the first floor FOUR WELL PROPORTIONED BEDROOMS, MASTER WITH EN-SUITE, JACK & JILL EN-SUITE to BEDROOM TWO and THREE and FAMILY BATHROOM. Externally to the front elevation is a easy to maintain forecourt which looks out onto a pleasant and well kept green belt. While to the rear, there is a good sized garden and patio which gives rear access to the DRIVEWAY AND GARAGE. Again giving all of the above early viewings is advised to avoid any disappointment.

EPC Rating C
Council Tax Band D

Hallway

Radiator, stairs to the first floor.

W/C

W/C, wash hand basin, radiator.

Lounge

16'2 x 10'6 (4.93m x 3.20m)
UPVC bay window, radiator.

Study

9'9 x 7'9 (2.97m x 2.36m)
UPVC window, radiator.

Dining Room

10'6 x 9'5 (3.20m x 2.87m)
UPVC window, radiator.

Kitchen

15'0 x 9'4 (4.57m x 2.84m)
Wall and base units, integrated oven, hob, extractor fan, plumbed for dishwasher, space for fridge freezer, stainless steel sink with mixer tap, tiled splashbacks, radiator, uPVC window, storage cupboard, French doors leading to the rear.

Utility Room

8'0 x 6'0 (2.44m x 1.83m)
Base units, plumbed for washing machine, stainless steel sink with mixer tap and drainer, extractor fan, radiator, airing cupboard.

Landing

Loft access, radiator, airing cupboard.

Bedroom One

13'6 x 10'9 (4.11m x 3.28m)
Fitted wardrobes, radiator, Juliette balcony via French doors.

En-suite

Shower cubicle, w/c, wash hand basin, tiled splashbacks, uPVC window.

Bedroom Two

13'6 x 9'6 max points (4.11m x 2.90m max points)
Fitted wardrobes, radiator, uPVC window, access to jack and Jill En-suite.

Bedroom Three

9'3 x 9'0 (2.82m x 2.74m)
UPVC window, radiator, access to the Jack and Jill En-suite.

Bedroom Four

10'7 x 9'7 (3.23m x 2.92m)
UPVC window, radiator.

Jack and Jill En-suite

Shower cubicle, w/c, wash hand basin, radiator, uPVC window, extractor fan.

Bathroom

White panelled bath, wash hand basin, tiled splashbacks, w/c, radiator, uPVC window, extractor fan.

Externally

To the front elevation, there is a easy to maintain garden. While to the rear, there is a good sized garden and pleasant patio which gives access to the garage and driveway.

Garage

16'9 x 8'9 (5.11m x 2.67m)
Power and Lighting.

Agent Notes

Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband: Ultra-fast 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.



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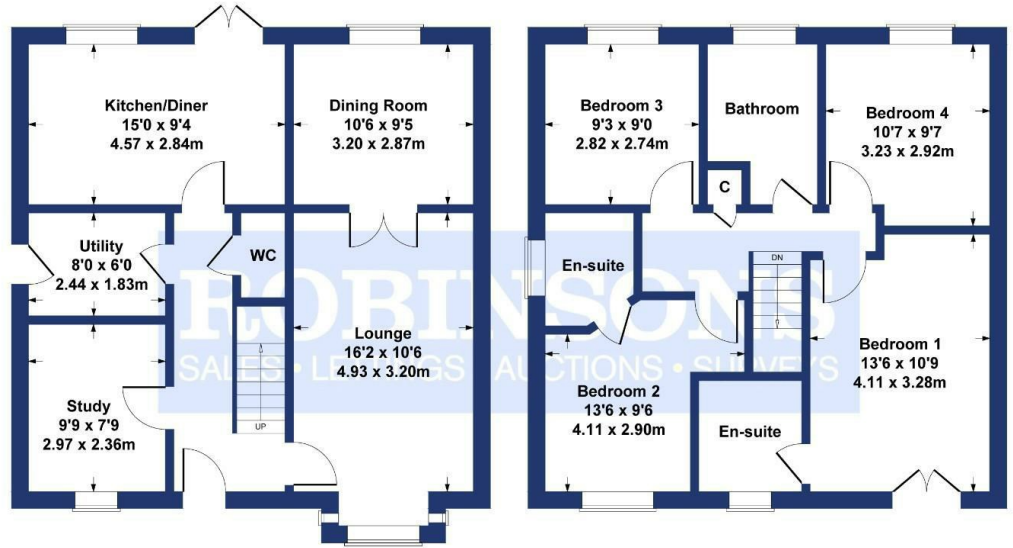
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Lavender Crescent

Approximate Gross Internal Area
1367 sq ft - 127 sq m



GROUND FLOOR

FIRST 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. 2024

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
79	88		

Energy Efficiency Rating: A (92-100), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20).
Environmental Impact (CO₂) Rating: A (92-100), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20).

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DURHAM

1-3 Old Elvet
DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

DURHAM REGIONAL HEAD OFFICE

19A old Elvet
DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

CHESTER-LE-STREET

45 Front Street
DH3 3BH

T: 0191 387 3000

E: info@robinsonscs.co.uk

BISHOP AUCKLAND

120 Newgate Street
DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

CROOK

Royal Corner
DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

SPENNYMOOR

11 Cheapside
DH16 6QE

T: 01388 420444

E: info@robinsonsspennymoor.co.uk

SEDGEFIELD

3 High Street
TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

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11 Cheapside, Spennymoor, DL16 6QE | Tel: 01388 420444 | info@robinsonsspennymoor.co.uk

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