

Queens Park Road, Spennymoor, DL16 6NQ
4 Bed - House - Detached
Reduced £199,995

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Robinsons are delighted to offer to the market this ATTRACTIVE FOUR BEDROOM DETACHED HOME built by Taylor Wimpey and located on the popular Durham Gate development. Superbly located for access to nearby Spennymoor town centre, local shops and amenities and would be ideally suited to the commuter travelling to nearby Darlington, Durham or Teesside. The property benefits from OWNED SOLAR PANELS which generates an income on a quarterly basis, UPVC DOUBLE GLAZING, GAS CENTRAL HEATING, LARGE REAR GARDEN, OFF ROAD PARKING AND GARAGE.

Briefly comprises of; LARGE ENTRANCE HALL, CLOAKROOM W/C, spacious LOUNGE and ATTRACTIVE WHITE KITCHEN/BREAKFAST ROOM. To the first floor FOUR WELL PROPORTIONED BEDROOMS, MASTER with EN-SUITE FACILITIES and a FAMILY BATHROOM. Externally the property enjoys an easy to maintain garden and long driveway which leads to a detached garage. While to the rear, there is a large garden and patio area. Given all of the above early viewing is advised to avoid any disappointment.

EPC Rating B
Council Tax Band D

Hallway

Radiator, storage cupboard, stairs to the first floor.

W/C

W/C, wash hand basin, radiator, extractor fan.

Lounge/Diner

17'5 x 13'5 (5.31m x 4.09m)

UPVC window, radiator, space for dining room table, French doors leading to the rear, large storage cupboard.

Kitchen

11'8 x 10'4 (3.56m x 3.15m)

Modern white wall and base units, integrated oven, hob, extractor fan, stainless steel sink with mixer tap and drainer, plumbed for washing machine, space for fridge freezer, uPVC windows, radiator, airing cupboard, tiled splashbacks.

Landing

Radiator, loft access, storage cupboard.

Bedroom One

12'4 x 10'4 (3.76m x 3.15m)

UPVC window, radiator.

En-suite

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

Bedroom Two

11'0 x 10'4 (3.35m x 3.15m)

UPVC window, radiator.

Bedroom Three

7'3 x 6'8 (2.21m x 2.03m)

UPVC window, radiator.

Bedroom Four

7'3 x 6'9 (2.21m x 2.06m)

UPVC window, radiator.

Bathroom

White panelled bath, wash hand basin, radiator, tiled splashbacks, extractor fan.

Externally

To the front elevation, there is a easy to maintain forecourt and double length driveway which leads to a garage and rear garden and patio.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultra-fast 9000Mbps *

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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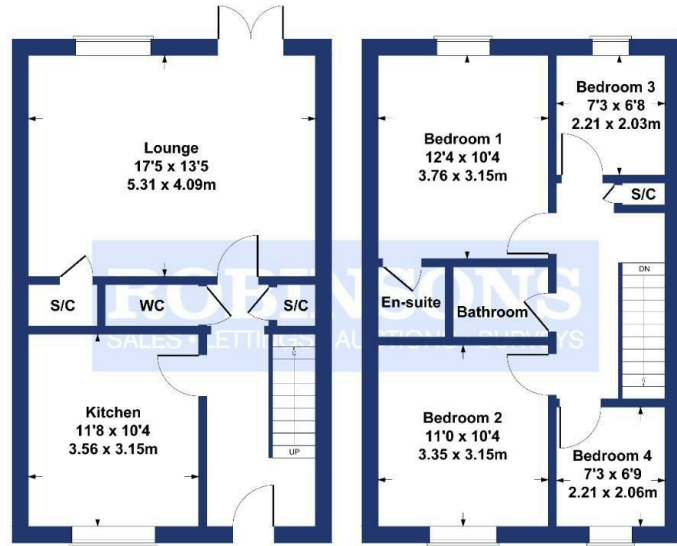
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Queens Park Road

Approximate Gross Internal Area
996 sq ft - 93 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		Current	Potential
Very energy efficient - lower running costs	A	86	87
(85-91)	B		
(80-84)	C		
(65-79)	D		
(55-64)	E		
(45-54)	F		
(35-44)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(61-91)	B		
(50-60)	C		
(35-49)	D		
(20-34)	E		
(11-19)	F		
(1-10)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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