

Sledmore Drive, Spennymoor, DL16 7GP
4 Bed - House - Detached
£310,000

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We are delighted to offer to the market this well presented and stylish four bedroomed detached town house situated on the prestigious Whitworth park development close to Spennymoor town centre. Built by Yuill homes to the Buckleigh design, the property offers superb spacious and stylish family living space. This impeccable residence has easy access to all of the local amenities offered in & around Spennymoor, is within excellent commuting distance to both the A1(M)/A19 & benefits further from gas central heating & double glazing throughout. The property also benefits from UPVC DOUBLE GLAZED and is warmed by GAS CENTRAL HEATING VIA RE-FITTED COMBINATION BOILER.

The floorplan briefly comprises of:- ground floor spacious double aspect lounge with French doors leading onto the rear garden, superb stylish breakfasting kitchen with useful utility room and separate home office/playroom/ dining room. To the first floor, the master bedroom has a stunning full En-suite with bath with shower over, also has beautiful outlook and the second bedroom also has En-suite facilities, the further two bedrooms and family bathroom are located on the second floor. Externally there are gardens to the front and rear and also a double driveway to the rear provides access to a double detached garage.

EPC Rating C
Council Tax Band E

Hallway

Wood effect flooring, radiator, stairs to the first floor, storage cupboard.

W/C

W/C, wash hand basin, radiator, uPVC window wood effect flooring.

Office/Playroom

11'2 x 9'6 (3.40m x 2.90m)

UPVC window, radiator, shutter blinds.

Lounge

18'5 x 11'5 (5.61m x 3.48m)

UPVC window with shutter blinds, quality flooring, radiator, French doors leading to the rear, feature fire and surround.

Kitchen

14'2 x 9'7 (4.32m x 2.92m)

Wall and base units, integrated double oven, gas hob, extractor fan, plumbed for dishwasher, stainless steel sink with mixer tap, tiled splashbacks, uPVC window, wood effect flooring, space for dining room table, radiator.

Utility

9'2 x 4'9 (2.79m x 1.45m)

Wall and base units, plumbed for washing machine, vented dryer, stainless steel sink with mixer tap and drainer, space for fridge freezer.

Landing

Spotlights, quality flooring, radiator, stairs to the second floor.

Bedroom One

15'9 x 10'8 (4.80m x 3.25m)

Wood effect flooring, fitted wardrobe, uPVC window.

En-suite

11'1 x 7'3 (3.38m x 2.21m)

White panelled bath with shower over, his and hers wash hand basin, w/c, fully tiled, feature hand towel radiator, uPVC window with stunning views.

Bedroom Two

10'3 x 9'9 (3.12m x 2.97m)

UPVC window, radiator, fitted wardrobes, airing cupboard.

En-suite

6'7 x 5'5 max points (2.01m x 1.65m max points)

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

Second Floor Landing

Velux window, radiator, quality flooring.

Bedroom Three

11'9 x 11'7 max points (3.58m x 3.53m max points)

Fitted wardrobes, quality flooring, radiator, loft access, uPVC window.

Bedroom Four

11'9 x 9'9 max points (3.58m x 2.97m max points)

Fitted wardrobes, quality flooring, radiator, uPVC window.

Bathroom

6'8 x 5'5 (2.03m x 1.65m)

White panelled bath with shower over, wash hand basin, w/c, tiled surround, Velux window, extractor fan.

Double Garage

17'7 x 18'2 (5.36m x 5.54m)

Storage above, power and lighting.

Externally

To the front elevation, there is a pleasant and easy to maintain garden and double driveway which leads to a double garage. While to the rear, there is a well presented enclosed private garden and patio.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

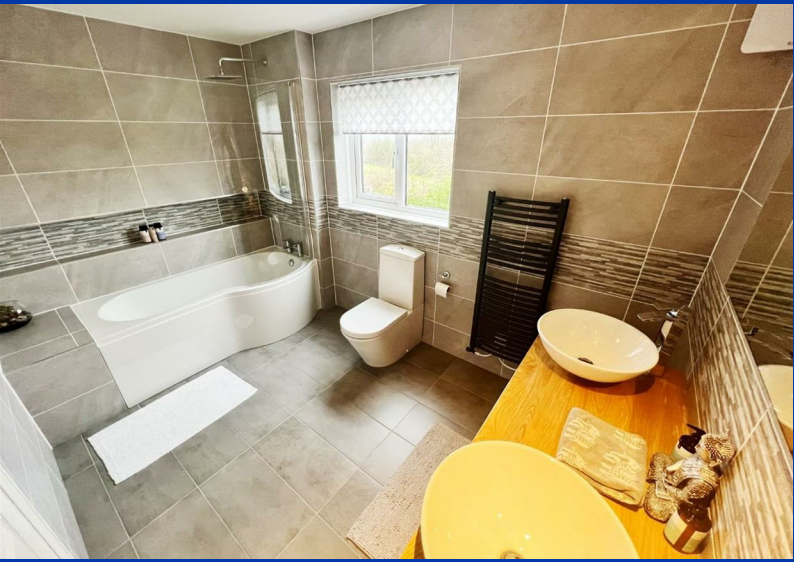
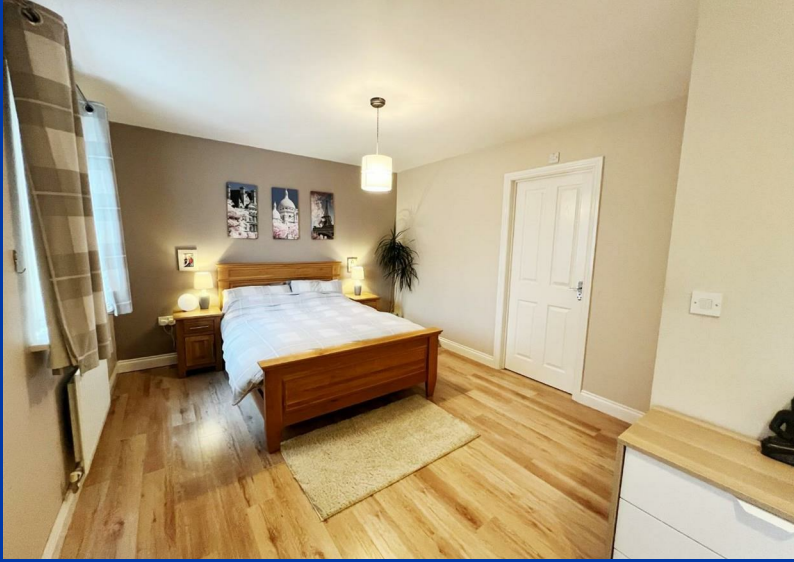
Broadband:

Mobile Signal/Coverage:

Council Tax: Durham County Council, Band E - Approx. £2,840.84 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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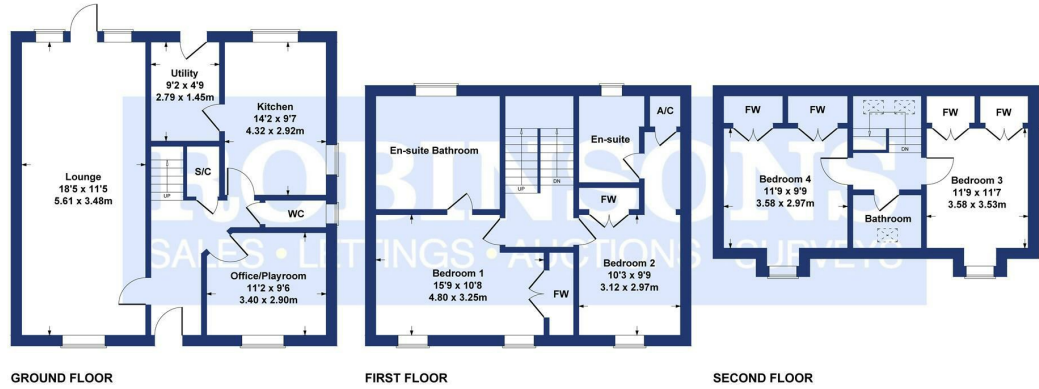
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Sledmore Drive

Approximate Gross Internal Area
1802 sq ft - 167 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. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
England & Wales		76	84
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
B			
C			
D			
E			
F			
G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

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