



Sledmore Drive, Spennymoor, DL16 7GP
4 Bed - House - Townhouse
£340,000

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Robinsons are delighted to offer to the market, this large, stunning and adaptable four bedroom detached property which is truly one of a kind and a credit to the current owners for its style and class throughout. The property lies within easy reach of local facilities being pleasantly situated on the popular and sought after Burton Wood development and is close to all local shops, schools and amenities and Spennymoor Town centre. The property is ideal for the commuter being close to the A1 and A19 which provides good road links to other parts of the region. This perfect family home has an endless amount of benefits and some of its key features are, spacious and well presented throughout, stylish lounge, beautiful extended modern kitchen and stunning bathrooms, four double bedrooms, beautiful garden with patio area, off road parking for four vehicles, double garage. Given all of the above early viewing is advised to avoid any disappointments.

In brief the property comprises of; entrance hallway, ground floor W/C, study, stunning lounge, beautiful kitchen/diner, to the first floor are two double bedrooms, both having the added bonus of fitted wardrobes and En-suite, to the second floor is a further two double bedrooms and family bathroom. Externally, to the front elevation is an easy to maintain forecourt and large driveway, which leads to the double garage. To the rear is a stunning and perfect garden which is not overlooked. Again early viewing is advised to avoid any disappointment.

EPC Rating C
Council Tax Band E

Entrance Hall

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

W/C

W/C, wash hand basin, half tiled, stylish flooring, radiator, uPVC window.

Lounge

18'6 x 11'5 (5.64m x 3.48m)

Quality flooring, radiator, tastefully decorated, shutter blinds, spotlights.

Study/Playroom

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

UPVC window, radiator,

Kitchen/Diner

28'3 x 14'2 max points (8.61m x 4.32m max points)

Stunning wall and base units, integrated oven, hob, extractor fan, fridge freezer, washing machine, microwave, dishwasher, stylish sink with mixer tap and drainer, breakfast bar, space for dining room table, Bi-folding doors to the rear, Velux windows, uPVC window.

Landing

Quality flooring, radiator, stairs to the second floor.

Bedroom One

15'8 x 11'0 max points (4.78m x 3.35m max points)

UPVC window, radiator, fitted wardrobes.

En-suite

11'6 x 7'2 max points (3.51m x 2.18m max points)

Stunning fully tiled suite with bath, double shower cubicle, wash hand basin, w/c, uPVC window, tv, spotlights, chrome towel radiator.

Bedroom Two

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

Fitted wardrobes, radiator, uPVC window, airing cupboard.

En-suite

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

Second Floor Landing

Velux windows, radiator.

Bedroom Three

11'7 x 9'5 (3.53m x 2.87m)

Fitted wardrobes, radiator, uPVC window.

Bedroom Four

10'7 x 9'9 (3.23m x 2.97m)

Fitted wardrobes, radiator, uPVC window.

Bathroom

White panelled bath, wash hand basin, w/c, tiled flooring and splashbacks, Velux windows, radiator, extractor fan.

Externally

To the front elevation, there is an easy to maintain forecourt, double driveway which leads to the double garage. While to the rear, there is a good sized garden and patio which isn't directly overlooked.

Garage

18'2 x 17'8 (5.54m x 5.38m)

Power, lighting and plumbing, access to the rear garden.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultra-fast 9000Mbps *

Mobile Signal/Coverage: EE

Tenure: Freehold

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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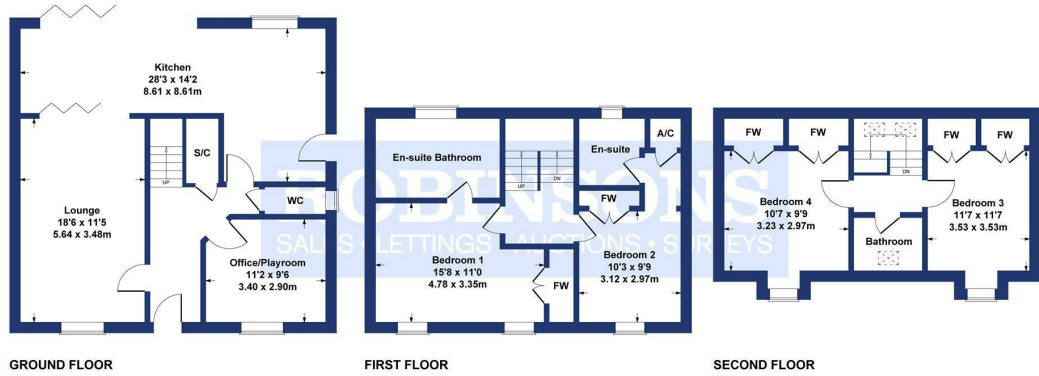
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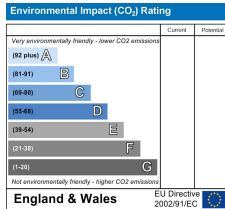
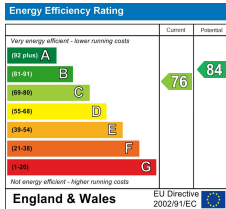
Sledmore Drive

Approximate Gross Internal Area
1707 sq ft - 159 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.

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