

Bewick Way, Middlestone moor, DL16 7GU  
4 Bed - House - Detached  
£229,950

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Robinsons are delighted to offer to the market this SUPERBLY POSITIONED FOUR BEDROOM DETACHED HOUSE. This perfect family home located in a popular residential area in Middlestone Moor only a short walk from local shops, schools and regular bus services. A good network of roads provide EASY ACCESS to Bishop Auckland, Darlington and Durham. Spennymoor town centre is approximately one mile away with a WIDE RANGE OF SHOPPING AND LEISURE FACILITIES. This beautiful home as an endless amount of benefits and some of its key features are, ample living space, beautiful open plan kitchen/dining room, modern bathroom, stunning viewings to the front elevation and four good sized bedrooms.

In brief the property comprises of; Entrance Hall, Cloakroom/WC, spacious Lounge, stunning kitchen/dining room with integrated appliances and useful utility room which completes to the ground floor. To the first floor there is a good sized landing which gives access to four good sized bedrooms with master having the added bonus of En-suite, stylish fitted wardrobes and a beautiful outlook, the well presented family bathroom completes the first floor. To the front elevation is an easy to maintain garden and double driveway which leads to an integral garage, while to the rear there is a good sized garden and patio.

EPC Rating B  
Council Tax Band D

#### Hallway

Radiator, stairs to the first floor, storage cupboard, quality flooring.

#### W/C

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

#### Lounge

16'7 x 9'7 (5.05m x 2.92m)

Tastefully decorated, uPVC window with lovely outlook, electric fire.

#### Kitchen/Diner

19'7 x 8'8 max points (5.97m x 2.64m max points)

Stunning modern wall and base units, integrated oven, hob, extractor fan, space for American fridge freezer, stainless steel sink with mixer tap and drainer, space for dining room table, radiator, uPVC window.

#### Utility Room

7'6 x 5'3 (2.29m x 1.60m)

Stunning base units, plumbed for washing machine, stainless steel sink with mixer tap and drainer.

#### Landing

Quality flooring, loft access, radiator.

#### Bedroom One

16'2 x 12'8 max points (4.93m x 3.86m max points)

Fitted wardrobes, radiator, uPVC windows, quality flooring, beautiful outlook.

#### En-suite

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

#### Bedroom Two

13'0 x 9'2 (3.96m x 2.79m)

UPVC window, quality flooring, radiator.

#### Bedroom Three

12'1 x 9'2 max points (3.68m x 2.79m max points)

Quality flooring, radiator, uPVC window.

#### Bedroom Four

11'6 x 8'8 max points (3.51m x 2.64m max points)

UPVC window, radiator, quality flooring, beautiful outlook.

#### Bathroom

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

#### Externally

To the front elevation, there is an easy to maintain garden and double driveway leading to a garage. While to the rear, there is a easy to maintain garden.

#### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband:

Mobile Signal/Coverage:

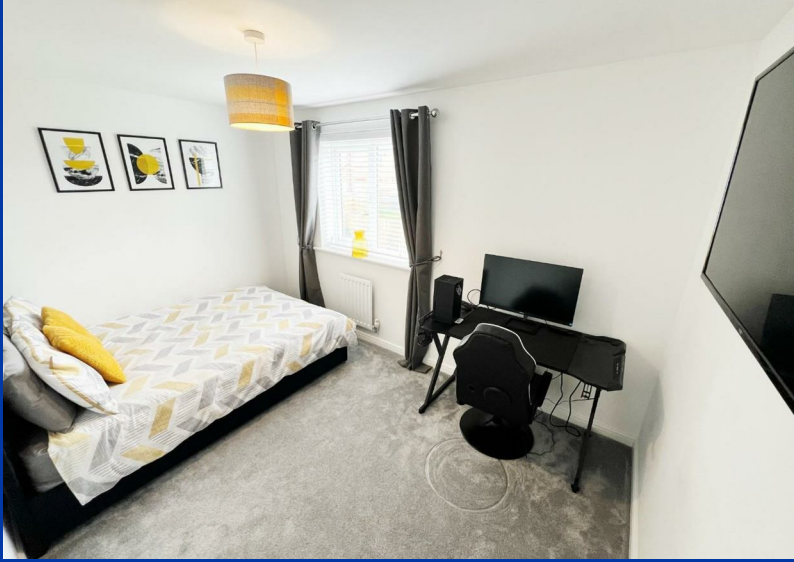
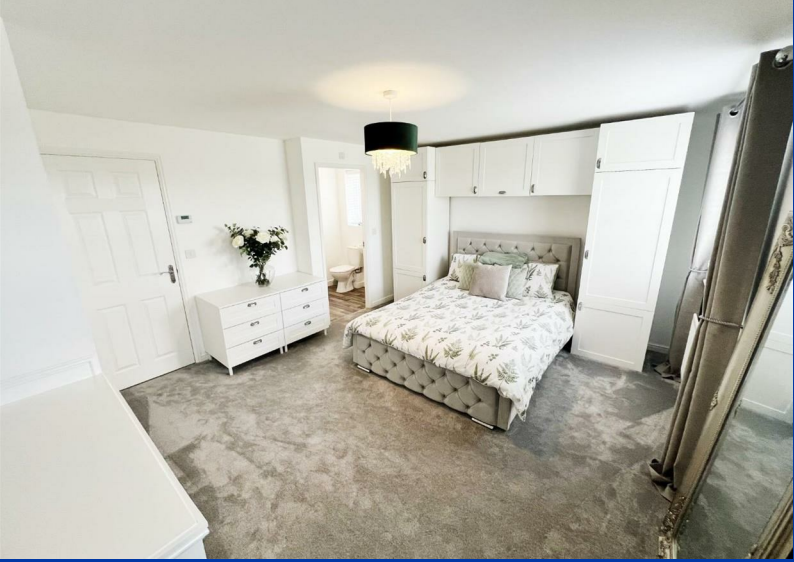
Tenure: Freehold

Council Tax: Durham County Council, Band D- Approx. £2,441.82 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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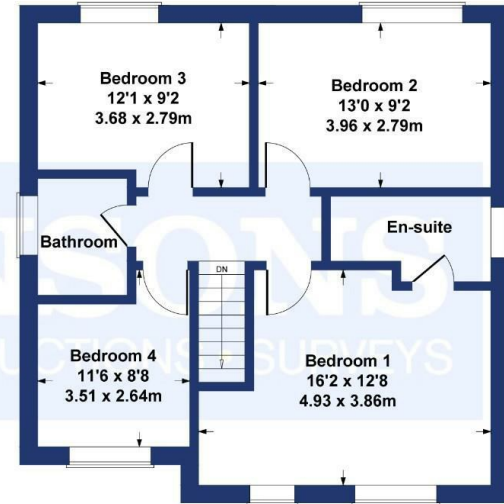
Dedicated Property Manager

## Bewick Way

Approximate Gross Internal Area  
1266 sq ft - 118 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
105-120	A	84	94
81-104	B		
65-80	C		
49-64	D		
33-48	E		
17-32	F		
1-16	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
105-120	A		
81-104	B		
65-80	C		
49-64	D		
33-48	E		
17-32	F		
1-16	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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