



Sledmore Drive, Spennymoor, DL16 7GP  
3 Bed - House - Detached  
Reduced £214,995

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Robinsons are delighted to offer to the market this beautiful and perfect three bedroom detached family home which is located on the Whitworth Park development and within a five minute to Spennymoor town centre. Built by Yuill Homes the property will appeal to a variety of purchasers including first time buyers and the growing family. 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 benefits from recently fitted kitchen, UPVC double glazing, gas central heating, electric car charging point, useful utility room and private gardens giving all of the above early viewing is advised to avoid any disappointment.

In brief this lovely family home comprises of; ENTRANCE hallway, cloakroom/w/c, spacious lounge with bay window, SUPERB FITTED KITCHEN and UTILITY ROOM. To the first floor there are THREE WELL PROPORTIONED BEDROOMS, MASTER with DRESSING AREA and EN-SUITE and FAMILY BATHROOM. Externally the property enjoys GARDENS to the front and rear, DOUBLE DRIVEWAY and SINGLE GARAGE. In more detail the accommodation comprises:-

EPC Rating TBC  
Council Tax Band C

#### Hallway

Tiled flooring, radiator, stairs to the first floor.

#### Lounge

9'6 x 16'6 (2.90m x 5.03m)

UPVC bay window, radiator, quality flooring.

#### W/C

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

#### Kitchen/Diner

15'9 x 13'9 (4.80m x 4.19m)

Modern wall and base units, integrated oven, hob, extractor fan, dishwasher, stylish sink with mixer tap and drainer, space for dining room table, uPVC windows, radiator, tiled flooring, access to the rear via French doors, spotlights, storage cupboard.

#### Utility Room

6'5 x 6'7 (1.96m x 2.01m)

Base units, fridge freezer, stylish sink with mixer tap, tiled flooring, side access.

#### Landing

Loft access, radiator, uPVC window with lovely outlook, airing cupboard.

#### Bedroom One

11'8 x 9'8 (3.56m x 2.95m)

UPVC window, radiator, fitted wardrobes.

#### En-suite

Double shower cubicle, wash hand basin, w/c, chrome towel radiator, uPVC window, spotlights, extractor fan.

#### Bedroom Two

11'9 x 10'0 max points (3.58m x 3.05m max points)

UPVC window, radiator.

#### Bedroom Three

8'1 x 7'2 (2.46m x 2.18m)

UPVC window with lovely outlook, radiator.

#### Bathroom

Stylish suite with panelled bath with shower over, large wash hand basin, w/c, chrome towel radiator, uPVC window, tiled flooring, spotlights, extractor fan.

#### Externally

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

#### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultra-fast 9000Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band C - Approx. £2,170.51 p.a

Energy Rating: TBC

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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**Sledmore Drive**  
Approximate Gross Internal Area  
1125 sq ft - 105 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		
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
101-120	A		
81-100	B		
61-80	C		
41-60	D		
21-40	E		
1-20	F		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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