



Sledmore Drive, Spennymoor, DL16 7GP
3 Bed - House - Detached
Reduced £189,995

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

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

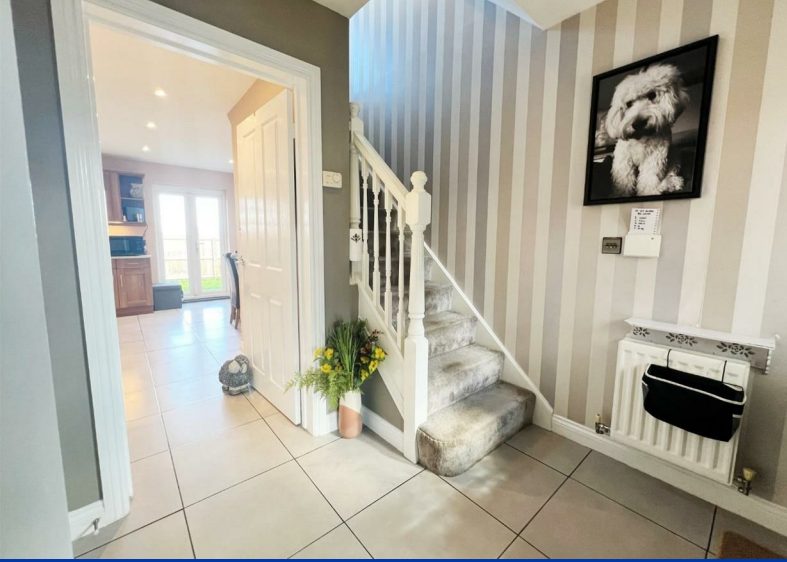
Mobile Signal/Coverage: Average

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.



OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

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 kWh/m ² /year	A		
81-104 kWh/m ² /year	B		
66-80 kWh/m ² /year	C		
55-65 kWh/m ² /year	D		
46-54 kWh/m ² /year	E		
39-45 kWh/m ² /year	F		
31-38 kWh/m ² /year	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
102-110 g/kWh	A		
92-101 g/kWh	B		
82-91 g/kWh	C		
72-81 g/kWh	D		
62-71 g/kWh	E		
52-61 g/kWh	F		
42-51 g/kWh	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

DURHAM

1-3 Old Elvet
DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

DURHAM REGIONAL HEAD OFFICE

19A old Elvet
DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

CHESTER-LE-STREET

45 Front Street
DH3 3BH

T: 0191 387 3000

E: info@robinsonscs.co.uk

BISHOP AUCKLAND

120 Newgate Street
DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

CROOK

Royal Corner
DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

SPENNYMOOR

11 Cheapside
DH16 6QE

T: 01388 420444

E: info@robinsonsspenny Moor.co.uk

SEDFIELD

3 High Street
TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

WYNYARD

The Wynd
TS22 5QQ

T: 0174 064 5444

E: info@wynyardfineandcountry.co.uk

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.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



ROBINSONS

SALES • LETTINGS • AUCTIONS

11 Cheapside, Spenny Moor, DL16 6QE | Tel: 01388 420444 | info@robinsonsspenny Moor.co.uk
www.robinsonsestateagents.co.uk