



**Gervaulx Court, Spennymoor, DL16 6YY**  
**4 Bed - House - Detached**  
**Offers Over £279,950**

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# Gervaulx Court Spennymoor, DL16 6YY

An absolute credit to its current owners; it is with pleasure that we present to the market this stunning extended detached family home, with good sized bedrooms situated on the highly sought after, family orientated area of Gervaulx Court on The Greenways Estate. Having easy access to all of the local amenities offered in & around Spennymoor, this spectacular home is also within excellent commuting distance to all major road networks & bus routes & benefits further from a recently fitted kitchen, gas central heating & UPVC double glazing. This beautiful property has been a loving home for several years & offers more ample accommodation required by the modern-day family. Having undergone a ground floor extension to create a beautiful sunroom, this desirable property also benefits from a tasteful decor throughout, boasts a stylish family bathroom & a ground floor cloaks room/W/C. Given all of the above early viewing is advised to avoid any disappointment.

This perfect family homed home briefly comprises of; entrance hallway, spacious lounge, stunning open plan kitchen/dining room with integrated appliances and Bi Folding UPVC doors leading to the rear garden, sunroom extension, utility area and ground floor W/C. While to the first floor there is four good sized bedrooms with all having storage space and maters, having the added bonus of En-suite facilities and family bathroom. Externally to the front elevation is an easy to maintain garden and driveway which leads to a single garage. To the rear is large beautiful mature garden and patio. Only thorough internal inspection can the style, standard, quality, space & layout of this immaculate family residence be fully appreciated.

EPC Rating C  
Council Tax Band D











#### Hallway

UPVC window, radiator, stylish flooring, stairs to the first floor.

#### Lounge

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

UPVC bay window, radiator, gas fire with stylish surround.

#### Kitchen

12'2 x 12'0 max points (3.71m x 3.66m max points )

Stunning wall and base units, integrated oven, five ring gas hob, extractor fan, microwave, fridge freezer, dishwasher, spotlights, stylish sink with mixer tap and drainer, uPVC window, wood effect flooring.

#### Utility room

Plumbed for washing machine.

#### W/C

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

#### Dining room

11'0 x 8'8 (3.35m x 2.64m)

Radiator, stylish flooring, access to the sunroom, bifolding doors leading to the rear.

#### Sunroom

11'1 x 8'5 (3.38m x 2.57m)

UPVC window, radiator, overlooking the beautiful rear garden.

#### Landing

Loft access.

#### Bedroom 1

11'3 x 9'9 (3.43m x 2.97m)

UPVC window, radiator, fitted wardrobes.

#### En-suite

Shower cubicle, wash hand basin, radiator, uPVC window, extractor fan, wood effect flooring.

#### Bedroom 2

11'2 x 9'7 (3.40m x 2.92m)

Quality flooring, radiator, uPVC window, fitted wardrobes.

#### Bedroom 3

12'8 x 6'4 (3.86m x 1.93m )

UPVC window, radiator, storage cupboard.

#### Bedroom 4

8'7 x 6'5 max points (2.62m x 1.96m max points )

Currently used as a home office, uPVC window, radiator, storage cupboard.

#### Bathroom

8'2 x 5'5 (2.49m x 1.65m)

Stylish suite with panelled bath, wash hand basin, W/C, chrome towel radiator, uPVC window, extractor fan, spotlights, storage cupboard, stylish flooring.

#### Externally

To the front elevation is an easy to maintain garden and driveway, which leads to an attached garage. Whilst to the rear, there is a large and beautiful garden and patio area, which is not directly overlooked.

#### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultra-fast 1000Mbps \*

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band D - Approx. £2,441.82 p.a

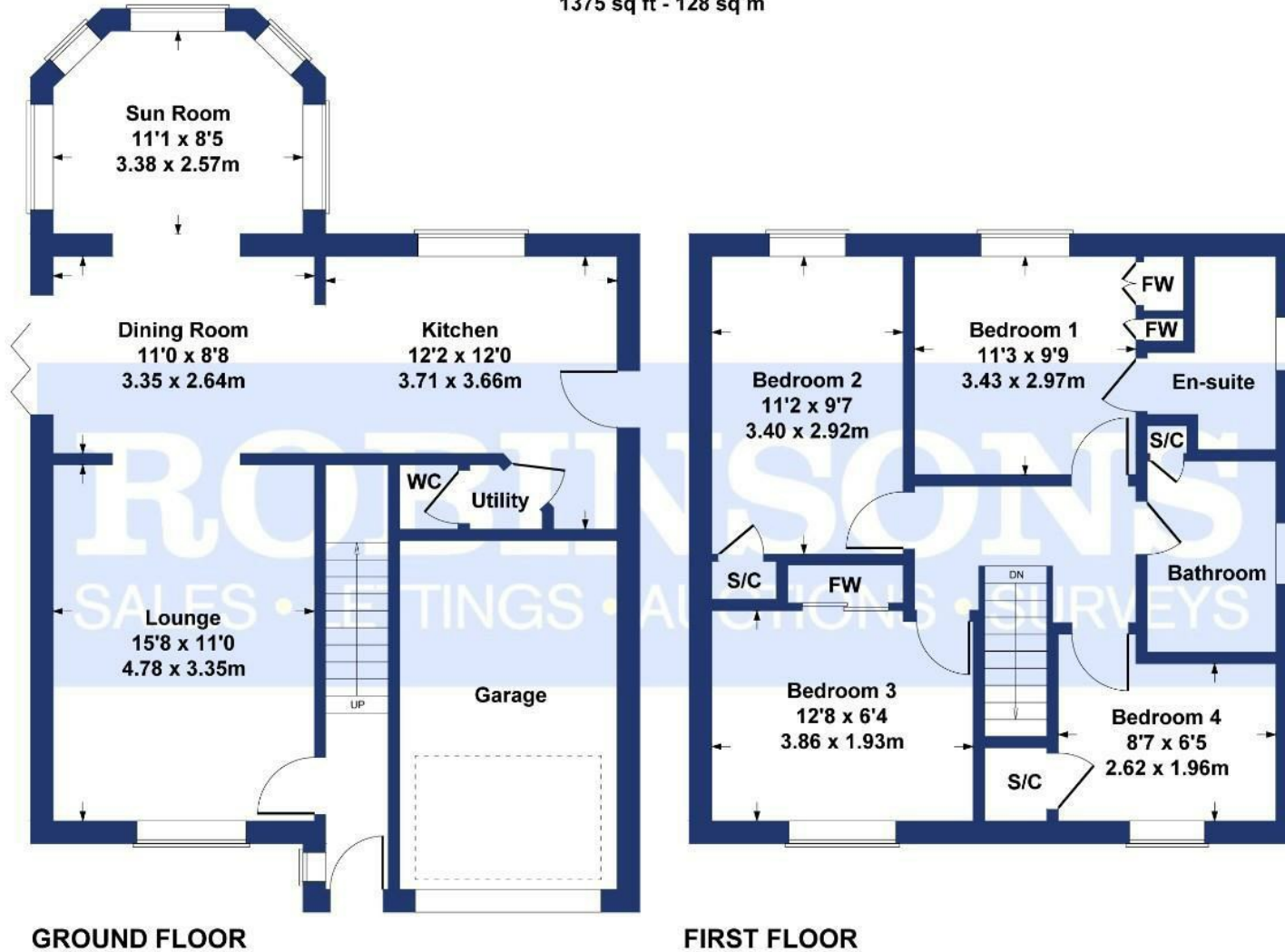
Energy Rating: C

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.



# Gervaulx Court

Approximate Gross Internal Area  
1375 sq ft - 128 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.

Produced by Potterplans Ltd. 2022

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		69	79
EU Directive 2002/91/EC			

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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