



Dalton Wynd, Spennymoor, DL16 6FP
4 Bed - House - Detached
£269,950

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Dalton Wynd Spennymoor, DL16 6FP

Robinson's are delighted to offer to the market this fabulous four bedroom detached family home which was built by Taylor Wimpey and still under the NHBC Guarantee which should prove to be in demand for any potential buyer. Presented immaculately and very stylish, the property is a credit to its current owner and must be viewed at the buyers earliest convince to avoid disappointment. Located on the ever popular Durham Gate development the property is conveniently located for access to nearby Durham City, Darlington and Teesside yet still conveniently located for access to nearby Spennymoor Town centre, local schools, shops and amenities.

The property briefly comprises of; ENTRANCE HALL, WC, LARGE LOUNGE, open plan KITCHEN/DINER which both have French doors leading to the rear GARDEN, to the first floor is FOUR DOUBLE BEDROOMS with one having stylish En-suite facilities and built in wardrobes and family bathroom, externally to the front elevation is a pleasant and easy to maintain garden while to the rear of the property is a enclosed South facing garden which gives access to the rear driveway and garage.

EPC Rating B
Council Tax Band D











Hallway

Stylish flooring, radiator, storage cupboard.

W/C

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

Lounge

15'5 x 11'2 (4.70m x 3.40m)

Tastefully decorated, quality flooring, radiator, French doors leading to the rear.

Office

7'10 x 7'3 (2.39m x 2.21m)

UPVC window, stylish flooring, radiator.

Kitchen/Diner

22'8 x 9'6 (6.91m x 2.90m)

Modern wall and base units, integrated oven, extractor fan, fridge freezer, dishwasher, washing machine, stainless steel sink with mixer tap, breakfast bar, tiled splashbacks, space for dining room table, French doors leading to the rear, uPVC window, radiator.

Utility Room

6'3 x 5'3 (1.91m x 1.60m)

Wall and base units, airing cupboard, radiator, uPVC window.

Landing

Radiator, airing cupboard, loft access.

Bedroom One

11'6 x 11'2 (3.51m x 3.40m)

Fitted wardrobes, radiator, uPVC window.

En-suite

5'3 x 4'11 (1.60m x 1.50m)

Shower cubicle, wash hand basin, w/c, radiator, uPVC window, extractor fan.

Bedroom Two

11'10 x 9'6 (3.61m x 2.90m)

UPVC window, radiator.

Bedroom Three

10'6 x 8'10 (3.20m x 2.69m)

UPVC window, radiator.

Bedroom Four

10'6 x 9'6 (3.20m x 2.90m)

UPVC window, radiator.

Bathroom

6'11 x 5'7 (2.11m x 1.70m)

White panelled bath with shower over, wash hand basin, w/c, tiled splashbacks, uPVC window, extractor fan, radiator.

Externally

To the front elevation, there is a easy to maintain garden and double length driveway which lead to the rear garage and lovely private enclosed south facing garden with stylish patio and raised decked area.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultra-fast 9000Mbps

Mobile Signal/Coverage: Good

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.



Dalton Wynd

Approximate Gross Internal Area
1220 sq ft - 113 sq m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		94
(81-81)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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

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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