

Tolmie Close, Spennymoor, DL16 6PG
4 Bed - House - Detached
£267,500

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Robinsons are delighted to offer to the market this WELL PRESENTED AND STYLISH FOUR BEDROOMED DETACHED TOWN HOUSE, which is a credit to its current owners for its class throughout. Situated on the prestigious and desirable Acorns development on Durham Gate, which is only a short drive to Spennymoor town centre. Situated on a larger than average plot with a good sized garden to the rear. Book a viewing now to appreciate the size and quality of this lovely home! In our opinion the property would suit a variety of purchasers including the GROWING FAMILY and is ideally situated for the commuter travelling to nearby Durham City, Darlington and Teesside yet close enough to Spennymoor Town centre, local shops, schools and amenities which are just over approximately a mile away. The property is within excellent commuting distance to both the A1(M)/A19 & benefits further from LARGE OPEN PLAN KITCHEN/DINING ROOM, WELL PRESENTED BATHROOMS, AMPLE LIVING SPACE, FOUR DOUBLE BEDROOMS, GAS CENTRAL HEATING, UPVC DOUBLE GLAZING, DOUBLE LENGTH DRIVEWAY and GARAGE WITH electric car charging point. Given all of the above, early viewings are advised to fully appreciate all of which this stunning family home has to offer.

The floorplan briefly comprises of:- ENTRANCE HALLWAY, CLOAKROOM/WC, spacious LOUNGE, SUPERB FITTED KITCHEN/ DINING ROOM with USEFUL UTILITY ROOM. Whilst to the first floor, THREE SPACIOUS BEDROOMS, ONE with a EN-SUITE and stylish FAMILY BATHROOM. To the second floor, MASTER BEDROOM with SEPARATE DRESSING ROOM and SECOND EN-SUITE. Externally to the front elevation is an easy to maintain garden and double length DRIVEWAY leading to GARAGE, while to the rear there is a large enclosed garden with raised decked area.

EPC Rating B
Council Tax Band D

Hallway

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

W/C

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

Lounge

14'9 x 11'7 (4.50m x 3.53m)

UPVC bay window, radiator, quality flooring.

Kitchen/Diner

18'2 x 16'6 max points (5.54m x 5.03m max points)

Modern wall and base units, integrated oven, gas hob, extractor fan, dishwasher, fridge freezer, stainless steel sink with mixer tap and drainer, radiator, uPVC window, stylish flooring, French doors leading to the rear, space for large dining room table.

Utility Room

Plumbed for washing machine, space for dryer, radiator, stylish flooring.

Landing

Radiator, quality flooring, storage cupboard,.

Bedroom Two

12'9 x 10'8 (3.89m x 3.25m)

Quality flooring, radiator, fitted wardrobes.

En-suite

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

Bedroom Three

11'0 x 9'0 max points (3.35m x 2.74m max points)

UPVC window, radiator, quality flooring.

Bedroom Four

9'0 x 9'0 (2.74m x 2.74m)

UPVC window, radiator, quality flooring.

Bathroom

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

Second Floor Landing

Loft access, Velux windows, radiator.

Bedroom One

13'8 x 12'0 (4.17m x 3.66m)

UPVC window, radiator, quality flooring.

Dressing Room

6'7 x 10'0 max points (2.01m x 3.05m max points)

Velux windows, radiator.

En-suite

Shower cubicle, wash hand basin, w/c, Velux windows, radiator, extractor fan.

Externally

To the front elevation, there is an easy to maintain garden and double length driveway which leads to a detached garage. The property also has the added bonus of an electric charging point. While to the rear, there is a good sized garden with raised decked area.

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.



OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

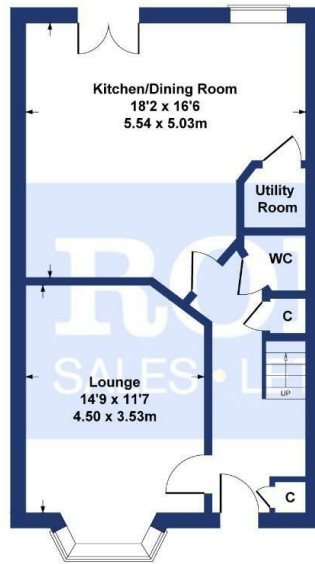
Property Auctions

Lettings and Management

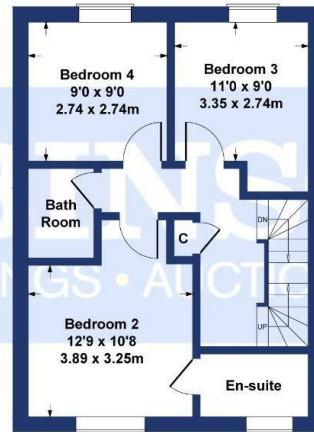
Strategic Marketing Plan

Dedicated Property Manager

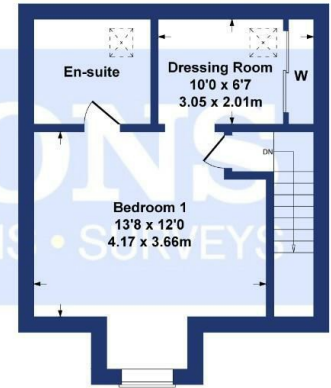
Tolmie Close
Approximate Gross Internal Area
1421 sq ft - 132 sq m



GROUND FLOOR



FIRST FLOOR



SECOND 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
Very energy efficient - lower running costs	A	85	93
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
B			
C			
D			
E			
F			
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@robinsonsspennymoor.co.uk

SEDGEFIELD

3 High Street
TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.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 • SURVEYS

11 Cheapside, Spennymoor, DL16 6QE | Tel: 01388 420444 | info@robinsonsspennymoor.co.uk

www.robinsonsestateagents.co.uk