

Vyners Close, Spennymoor, DL16 7HB  
2 Bed - Bungalow - Detached  
Offers Over £299,950

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A rare opportunity to acquire this stunning TWO BEDROOM DETACHED BUNGALOW situated in this sought after location of Vyners close and sitting on a beautiful and large plot, we are sure this property is sure to impress and early viewing is advised to avoid any disappointment. This beautiful bungalow is situated on the outskirts of Spennymoor, the town centre is approximately a ten to fifteen minute walk away where you will find a wide range of local shops, schools and amenities and leisure centre. The property is also ideally located for the commuter travelling to nearby Durham City, Darlington and Teesside. This beautiful bungalow has an endless amount of benefits and some of its key features are; ample living space, lovely outlook to rear, two good sized bedrooms, large bathroom, off road parking for multiple vehicles, large garden, UPVC double glazing and gas central heating. Giving all of the above early viewing is advised to avoid any disappointment.

In brief the property comprises of; entrance hallway, spacious lounge with log burning stove, good sized modern open plan kitchen/dining room, two double bedrooms and shower room. Externally to the front elevation is a easy to maintain lawn and driveway which leads to the large garden and hard standing area which has a lovely has a beautiful outlook to the rear.

EPC Rating D  
Council Tax Band C

#### **Porch**

Access to the hall, wood effect flooring.

#### **Hallway**

Radiator, wood effect flooring, loft access.

#### **Lounge**

14'9 x 11'9 (4.50m x 3.58m)

UPVC bay window, log burning stove, radiator, wood effect flooring.

#### **Kitchen/Diner**

23'9 x 12'5 max points (7.24m x 3.78m max points)

Modern wall and base units, integrated oven, hob, extractor fan, ceramic sink with mixer tap and drainer, uPVC window, space for fridge freezer, dining room table, electric fire and surround, tiled splashbacks, wood effect flooring.

#### **Utility Room**

13'1 x 5'0 (3.99m x 1.52m)

Base units, uPVC window, radiator, tiled flooring, stainless steel sink with mixer tap.

#### **Side Porch**

Radiator, uPVC window.

#### **W/C**

W/C, wash hand basin, tiled flooring.

#### **Bedroom One**

11'9 x 11'9 (3.58m x 3.58m)

UPVC bay window, radiator, wood effect flooring.

#### **Bedroom Two**

11'3 x 10'8 (3.43m x 3.25m)

UPVC window, radiator, wood effect flooring.

#### **Shower Room/Wet Room**

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

#### **Externally**

To the front elevation, there is a large easy to maintain garden and driveway which leads to the large rear garden. The garden enjoys a beautiful outlook and has the added bonus of a hard standing area which would provide extra parking for multiple vehicles.

#### **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 C - Approx.

£2,170.51 p.a

Energy Rating: D

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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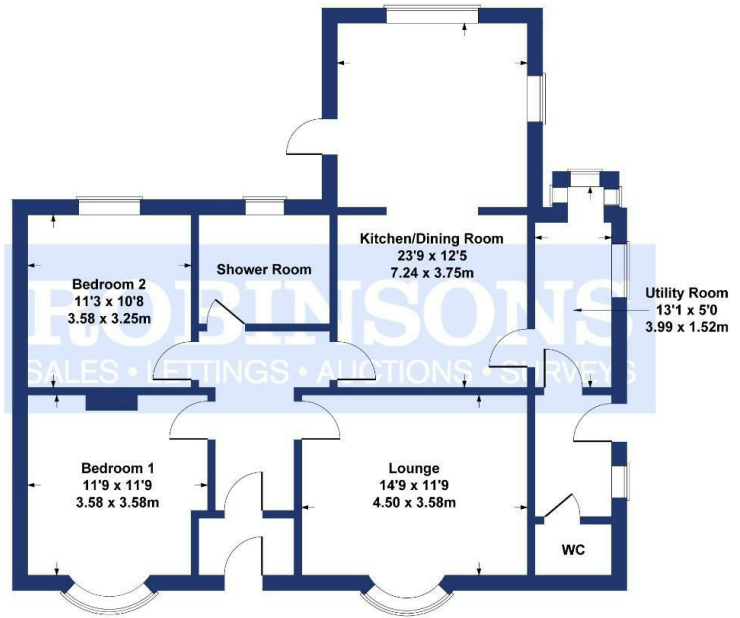
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Strategic Marketing Plan

Dedicated Property Manager

**Vyners Close**  
Approximate Gross Internal Area  
1065 sq ft - 99 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. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
England & Wales		65	82

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
B			
C			
D			
E			
F			
G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			

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