

Claude Road, Spennymoor, DL16 7GR
4 Bed - House - Detached
Offers Over £289,950

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Robinsons are delighted to offer for sale a superb and truly stunning four bedroom detached family home, located on the edge of Merrington Park and enjoying a beautiful outlook. Merrington park is a new popular residential development on the outskirts of Spennymoor within easy reach of the town centre where there are a range of shopping and leisure facilities. The property has recently been renovated to an ultra modern and high quality standard, which is a credit to its current owners for its style and quality thought and can only be appreciated by internal viewing. This beautiful property offers excellent family sized accommodation with the benefit of; stunning kitchen, well presented bathroom, quality floor coverings, double garage and driveway, gas central heating and UPVC double glazing. A particular feature of the property is the large open plan Kitchen/Dining with French doors to the rear garden.

Presented in immaculate decorative order throughout, the well appointed accommodation briefly comprises of: entrance Hall, ground floor W/C, Lounge, stunning fitted kitchen with central island, separate dining room/study, to the first floor is four bedrooms with the master bedroom having the added bonus of stylish fitted wardrobes and En-suite and beautiful family bathroom. Externally to the front and side elevation is an easy to maintain gardens, whist to the rear, there is a good sized garden and patio. Given all of the above early viewing is advised to avoid any disappointment.

EPC Rating B
Council Tax Band D

Hallway

Stylish flooring, radiator, hive heating control, storage cupboard.

W/C

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

Lounge

16'8 x 10'2 (5.08m x 3.10m)

Stylish flooring, radiator, French doors leading to the rear.

Dining Room

10'7 x 9'7 max points (3.23m x 2.92m max points)

UPVC window, radiator, stylish flooring, lovely outlook.

Kitchen

15'0 x 15'0 max points (4.57m x 4.57m max points)

Stunning wall and base units, central island, integrated fridge freezer, wine cooler, double oven, hob, extractor fan, washing machine, dishwasher, tiled splashbacks, stainless steel sink with mixer tap and drainer, radiator, uPVC windows, stylish flooring, French doors leading to the rear, spotlights.

Landing

Quality flooring, loft access, uPVC window, radiator.

Bedroom One

13'3 x 10'1 (4.04m x 3.07m)

UPVC window, lovely outlook, radiator, fitted wardrobe, quality flooring, hive heating control.

En-suite

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

Bedroom Two

13'0 x 8'6 (3.96m x 2.59m)

Fitted wardrobes, radiator, uPVC windows, lovely outlook, quality flooring.

Bedroom Three

10'3 x 9'1 (3.12m x 2.77m)

UPVC window, radiator, fitted wardrobes, lovely outlook, quality flooring.

Bedroom Four

7'4 x 7'0 (2.24m x 2.13m)

UPVC window, radiator, quality flooring.

Bathroom

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

Externally

To the front elevation, there is a easy to maintain garden which leads to a double driveway and double garage. While to the rear, there is a large enclosed garden and patio.

Double Garage

18'7 x 17'4 (5.66m x 5.28m)

Electric door, power and lighting.

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.



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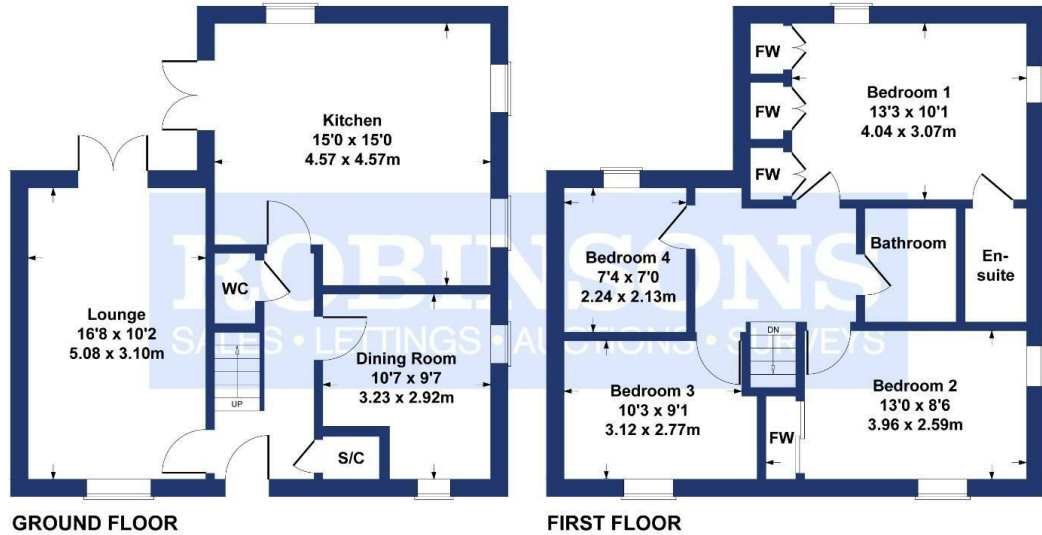
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Claude Road

Approximate Gross Internal Area
1178 sq ft - 109 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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
84	93		
<p>Very energy efficient - lower running costs</p> <p>105-120 A</p> <p>85-104 B</p> <p>65-84 C</p> <p>45-64 D</p> <p>25-44 E</p> <p>10-24 F</p> <p>1-10 G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>105-120 A</p> <p>85-104 B</p> <p>65-84 C</p> <p>45-64 D</p> <p>25-44 E</p> <p>10-24 F</p> <p>1-10 G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
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