



Whitworth Meadow, Spennymoor, DL16
7BH
2 Bed - Bungalow
Offers Over £290,000

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Robinsons are delighted to offer to the market this truly stunning and stylish extended two bedroomed bungalow which is a credit to its current owner for its class throughout. Situated in a quiet cul-de-sac on a modern and highly sought after residential development, this outstanding property has an endless number of benefits and some of its key features are; beautiful kitchen and bathroom, quality fixtures and fittings, sun room extension with multi fuel stove, well presented easy to maintain garden, large resin driveway providing off-road parking, garage and immaculate presented and decorative order throughout. The property is ideally located for access to nearby Spennymoor Town centre, local schools, bus routes and amenities and ideal for the commuter travelling to nearby Durham City, Darlington and Teesside with the A1 being less than a ten/fifteen minutes drive.

In brief the property comprises of; hallway, spacious lounge, beautiful kitchen with integrated appliances and two double bedrooms and ultra-modern bathroom and stunning Garden Room over looking the rear garden. Externally to the front elevation is an easy to maintain garden area, large resin driveway which leads to a garage. While to the rear, there is a large garden and patio area. Again, all of the above early viewing is advised to avoid any disappointment.

EPC Rating TBC
Council Tax Band C

Hall

Parquet flooring, radiator, storage cupboard.

Lounge

17'8 x 15'9 max points (5.38m x 4.80m max points)
Gas fire with surround, uPVC window, radiator.

Kitchen

12'1 x 9'7 (3.68m x 2.92m)
Wall and base units, integrated oven, hob, extractor fan, fridge, washing machine, stainless steel sink with mixer tap and drainer, breakfast bar, feature radiator, uPVC window, stylish flooring, side access.

Inner Hall

Radiator, large storage cupboard.

Bedroom One

11'1 x 10'2 (3.38m x 3.10m)
Fitted wardrobes, radiator, uPVC window with pleasant outlook.

Bedroom Two

8'4 x 11'8 (2.54m x 3.56m)
UPVC window, radiator.

Bathroom

9'6 x 8'0 (2.90m x 2.44m)

Large bath, wash hand basin, shower cubicle, w/c, partly tiled, uPVC window, feature radiator.

Garden Room

18'1 x 13'8 (5.51m x 4.17m)

Stylish flooring, Velux window, Bi-folding doors leading to the beautiful rear garden, multi-fuel stove.

Externally

To the front elevation, there is a easy to maintain garden and beautiful resin driveway which leads to the garage. While to the rear, there is a lovely enclosed and private garden, patio and 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 C - Approx.
£2,170.51 p.a

Energy Rating: TBC

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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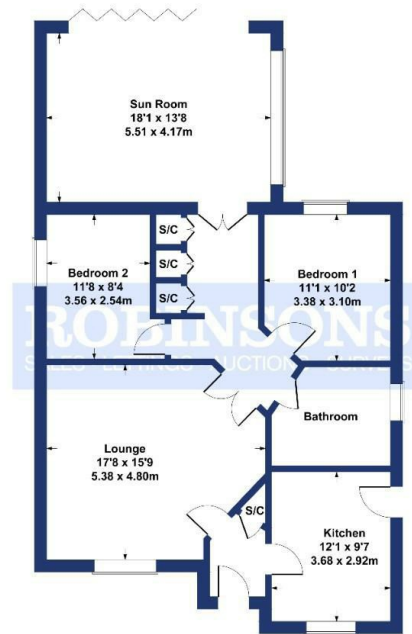
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Whitworth Meadows

Approximate Gross Internal Area
1103 sq ft - 102 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		
(95-100)	B		
(85-95)	C		
(75-85)	D		
(65-75)	E		
(55-65)	F		
(45-55)	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		
(92-94)	B		
(89-92)	C		
(85-89)	D		
(80-85)	E		
(71-80)	F		
(62-71)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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