

**South View, Spennymoor, DL16 7AJ**  
**3 Bed - House - Detached**  
**£309,950**

**ROBINSONS**  
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Robinsons are delighted to offer to the market this large three-bedroom detached bungalow, offered to the market with no onward chain. The property is situated on the outskirts of Middlestone Moor, in a quiet and sought after location. It is conveniently located for access to Spennymoor Town Centre, local amenities, nurseries, schools and leisure centre. The Property is well placed for the commuter travelling to nearby Durham City, Darlington and Teesside and the A1 lies approximately a ten-minute drive away. This lovely home has an endless number of benefits and the key features are; ultra modern kitchen, stunning bathroom, three good sized bedrooms and easy to maintain gardens, which can only be truly appreciated by internal viewing.

In brief, the property comprises of; Entrance, porch, hallway, open plan lounge, dining room and beautiful kitchen, three good sized bedrooms with master having the added bonus of En-suite and fitted wardrobes and stunning family bathroom. Externally to the front elevation there is a large and easy to maintain driveway, which leads to a garage. To the rear, there is good sized garden and block paved patio area. Early viewing is advised to avoid any disappointment as bungalow of this style and quality rarely come to the market.

EPC Rating C  
Council Tax Band B

#### **Porch**

UPVC windows, tiled flooring.

#### **Hallway**

Radiator, tiled flooring, storage cupboard, spotlights.

#### **Lounge**

30'0 x 18'0 max points (9.14m x 5.49m max points)

Stylish tiled flooring, uPVC window, radiator, spotlights, French doors leading to the rear.

#### **Kitchen/Diner**

Stunning wall and base units, integrated oven, hob, dishwasher, central island, breakfast bar, sink with mixer tap and drainer, space for dining room table, space for fridge freezer, stylish flooring and tiled splashbacks.

#### **Bedroom One**

18'0 x 13'11 (5.49m x 4.24m)

UPVC window, radiator, fitted wardrobes.

#### **En-suite**

7'2 x 4'1 (2.18m x 1.24m)

Double shower cubicle, wash hand basin, w/c, tiled splashbacks, spotlights, extractor fan.

#### **Bedroom Two**

15'0 x 13'3 (4.57m x 4.04m)

Quality flooring, radiator, storage cupboard.

#### **Bedroom Three**

13'6 x 9'9 (4.11m x 2.97m)

UPVC window, radiator, quality flooring.

#### **Bathroom**

8'5 x 8'1 (2.57m x 2.46m)

White panelled bath, walk in shower, wash hand basin, w/c, feature radiator, uPVC window, spotlights, extractor fan.

#### **Externally**

To the front elevation, there is a large driveway which leads to a garage, While to the rear, there is a lovely enclosed private garden and block paved patio.

#### **Agent Notes**

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Super-fast 45Mbps

Mobile Signal/Coverage: Good

Tenure: Freehold

Council Tax: Durham County Council, Band B - Approx.

£1,899.20 p.a

Energy Rating: C

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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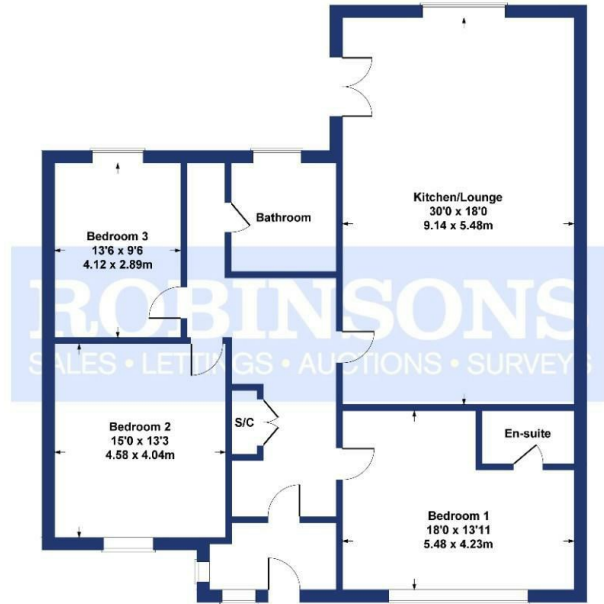
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

South View  
Approximate Gross Internal Area  
1485 sq ft - 138 sq m



## GROUND 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		
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
		69	82

England & Wales EU Directive 2002/91/EC

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			

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