



Everson Way, Spennymoor, DL16 7BX
4 Bed - House - Detached
£229,950

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Robinsons are delighted to offer to the market this SPACIOUS and WELL PRESENTED FOUR BEDROOM DETACHED HOME which has the added bonus of a DOUBLE GARAGE and is located on this popular residential development built by Taylor Wimpey. The property in our opinion would make a great family home and viewing comes highly recommend. The popular Moorcroft development is conveniently located for access to Spennymoor town centre with local shops, schools and amenities close by. The property benefits from spacious lounge, well presented kitchen and bathroom, private aspect, GAS CENTRAL HEATING and UPVC DOUBLE GLAZING.

In brief the accommodation comprises of; ENTRANCE HALL, CLOAKROOM W/C, SPACIOUS LOUNGE, SEPARATE DINING ROOM, STUDY, ATTRACTIVE KITCHEN/BREAKFAST ROOM. Whilst to the first floor FOUR WELL PROPORTIONED BEDROOMS, MASTER WITH JACK & JILL EN-SUITE and FAMILY BATHROOM. Externally to the front elevation is an easy to maintain garden, while to the rear, there is a good sized garden and patio which gives rear access to the DRIVEWAY AND DOUBLE GARAGE. Again giving all of the above early viewings is advised to avoid any disappointment.

EPC Rating C
Council Tax Band D

Hallway

Stylish flooring, radiator, stairs to the first floor, storage cupboard.

Lounge

15'4 x 13'8 (4.67m x 4.17m)

UPVC window, radiator, French doors leading to the rear.

Kitchen

16'4 x 8'2 (4.98m x 2.49m)

Wall and base units, integrated oven, hob, stainless steel sink with mixer tap and drainer, space for dryer, tiled splashbacks, uPVC window, radiator, space for fridge freezer and dining room table.

Dining Room

12'7 x 8'3 max points (3.84m x 2.51m max points)

UPVC bay window, stylish flooring, radiator.

W/C

W/C, wash hand basin, chrome towel radiator, extractor fan, half tiled.

Study

12'9 x 8'3 (3.89m x 2.51m)

UPVC window, radiator.

Landing

Quality flooring, radiator, loft access, airing cupboard.

Bedroom One

14'6 x 12'1 (4.42m x 3.68m)

UPVC bay window, radiator.

Jack & Jill En-suite

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

Bedroom Two

16'3 x 8'5 (4.95m x 2.57m)

Juliet balcony, uPVC window, radiator, quality flooring,

Bedroom Three

UPVC window, radiator, fitted wardrobes.

Bedroom Four

10'7 x 8'4 (3.23m x 2.54m)

UPVC window, radiator.

Bathroom

Panelled bath, wash hand basin, w/c, fully tiled, chrome towel radiator, uPVC window, extractor fan.

Externally

To the front elevation, there is a easy to maintain garden. While to the rear, there is a good sized garden and stylish patio which gives access to the large driveway and double garage.

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: 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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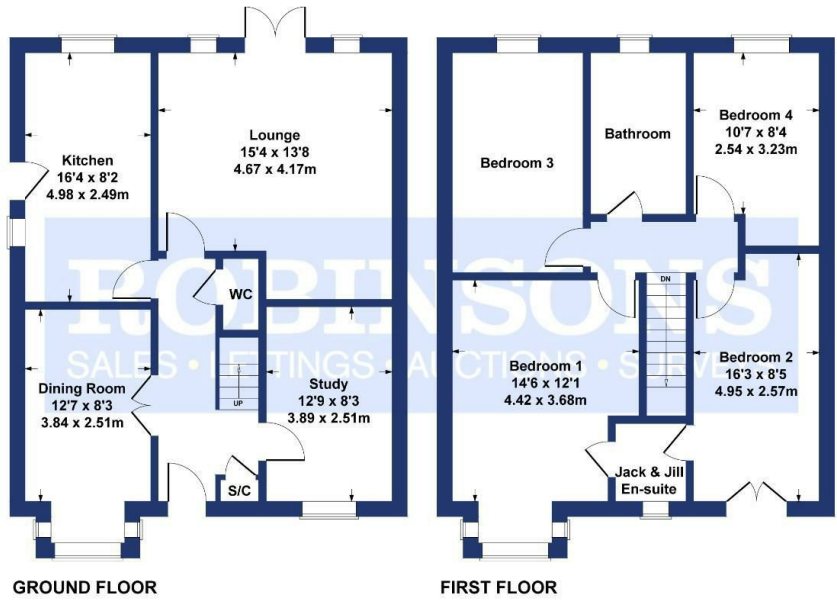
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Everson Way
Approximate Gross Internal Area
1443 sq ft - 134 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
105-120	A	78	88
81-104	B		
65-80	C		
49-64	D		
33-48	E		
17-32	F		
1-16	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
105-120	A		
81-104	B		
65-80	C		
49-64	D		
33-48	E		
17-32	F		
1-16	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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