

Rokeby Way, Spennymoor, DL16 7FB  
4 Bed - House - Detached  
£245,000

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An absolute credit to its current owners; we are delighted to offer to the market this stunning detached house with four bedrooms situated pleasantly within the popular, family orientated area of Rokeby Way, Burton Woods. This immaculate residence would be the perfect purchase for the family & has been exceptionally well maintained, oozing style & personality throughout. Having easy access to all of the local amenities that Spennymoor itself has to offer, this deceptively spacious home is also within excellent commuting distance to all major road networks & bus routes & benefits further from gas central heating & double glazing.

This inviting property briefly comprises of: entrance lobby with ground floor cloaks/w/c & stairs to the first floor, spacious lounge with bay window to front elevation, recently converted garage into a beautiful family room, kitchen/dining area flooded with natural light & boasting a range of modern wall & base units with access to the enclosed rear garden. The first floor landing gives access to a part boarded loft (measuring 20ft approximately) & further access to the bedrooms (the master bedroom having its own En-suite shower room) & a family bathroom with three piece suite. Externally, this well proportioned dwelling enjoys a good sized, enclosed, South-West facing garden to the rear which is largely laid to lawn and solar panels which are owned, whilst to the front there is ample driveway parking. We highly encourage thorough internal inspection in order to fully appreciate the style, standard, quality, layout & size of this impressive home for sale.

EPC Rating A  
Council Tax Band D

### Entrance Hallway

### Groundfloor Cloakroom/WC

**Lounge**  
18'11 x 11'10 (5.77m x 3.61m)

**Family Room**  
9'10" x 9'6" (3 x 2.9)

**Kitchen/Dining Room**  
19 x 15'4 (5.79m x 4.67m)

**First Floor Landing**  
The loft is half boarded with installed loft ladder.

**Master Bedroom**  
11'7 x 10'1 (3.53m x 3.07m)

**En Suite**  
7 x 5'11 (2.13m x 1.80m)

**Bedroom Two**  
10'9 x 10'5 (3.28m x 3.18m)

**Bedroom Three**  
10'6 x 7'3 (3.20m x 2.21m)

**Bedroom Four**  
8'9 x 8'3 (2.67m x 2.51m)

**Bathroom**  
6'11 x 5'6 (2.11m x 1.68m)

### Externally

**Agent Notes**  
Electricity Supply: Mains  
Water Supply: Mains  
Sewerage: Mains  
Heating: Gas Central Heating  
Broadband: Ultra-fast 9000Mbps \*  
Mobile Signal/Coverage: Average  
Tenure: Freehold  
Council Tax: Durham County Council, Band D - Approx. £2,441.82 p.a  
Energy Rating: A

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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**Rokeby Way**  
Approximate Gross Internal Area  
1293 sq ft - 120 sq m



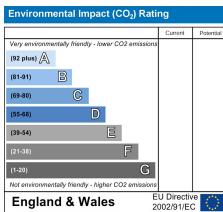
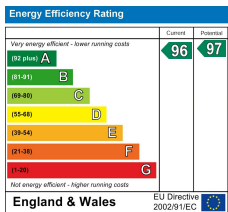
GROUND FLOOR

FIRST 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



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