

South Court, Middlestone Moor, DL16 7BL
4 Bed - House - Detached
£220,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Robinsons are delighted to offer to the market, this much improved, WELL PRESENTED and EXTENDED FOUR BEDROOM DETACHED FAMILY HOME. This beautiful property lies on this small, sought after development on the outskirts of Spennymoor yet still close to local shops, schools and amenities within Spennymoor Town Centre. Well placed for the commuter travelling to nearby Durham City Centre, Darlington and Teesside, the A1 and A19 are in close proximity providing good road links to other parts of the region. This perfect family home has an endless amount of benefits and some of its key features are, FOUR GOOD SIZED BEDROOMS, AMPLE LIVING SPACE, CONSERVATORY, OFF ROAD PARKING, GARAGE, PRIVATE AND WELL PRESENTED REAR GARDEN. Properties of this size and quality rarely come to the market, so we advise early viewing to avoid any disappointment.

In brief the property comprises of; ENTRANCE HALLWAY, SPACIOUS LOUNGE, STUNNING FITTED KITCHEN, CONSERVATORY and GROUND FLOOR WC. To the first floor is a landing area which provides access to four good sized bedrooms, three of which have fitted wardrobes and MASTER BEDROOM having the added bonus of an EN-SUITE, WELL PRESENTED FAMILY BATHROOM. Externally to the front elevation there is a WELL PRESENTED GARDEN and BLOCK PAVED DRIVEWAY leading to a SINGLE GARAGE. To the rear there is a GOOD SIZED EASY TO MAINTAIN GARDEN.

EPC Rating D
Council Tax Band D

Hallway

With central heating radiator and stairs leading to first floor.

Lounge

14'9x12'5 (4.50mx3.78m)

Gas fire with stylish surround, central heating radiator and upvc window.

Dining Room

11'9x8'9 (3.58mx2.67m)

With central heating radiator and sliding doors leading to conservatory.

Conservatory

11'1x8'7 (3.38mx2.62m)

With upvc windows and french doors leading to the rear garden.

Kitchen

14'8x11'8 (4.47mx3.56m)

Fitted with a range of wall and base units, contrasting work surfaces, stainless steel sink unit with mixer tap, integrated fridge, integrated freezer, oven and hob, extractor fan, plumbing for an automatic washing machine, storage cupboard, space for dining room table and upvc window.

Rear Passage

Access to wc and side of the property.

Downstairs WC

With wash hand basin, wc, central heating radiator and upvc window.

First Floor

Landing

With storage cupboard and access to loft space.

Bedroom 1

12'6x11'7 (3.81mx3.53m)

With a range of fitted wardrobes, central heating radiator and upvc window.

En-Suite

Shower cubicle with shower, wash hand basin, wc, central heating radiator and upvc window.

Bedroom 2

12'6x11'6 (3.81mx3.51m)

With a range of fitted wardrobes, central heating radiator and upvc window.

Bedroom 3

12'1x8'9 (3.68mx2.67m)

With a range of fitted wardrobes, central heating radiator and upvc window.

Bedroom 4

9'9x7'9 (2.97mx2.36m)

With central heating radiator and upvc window.

Bathroom

Fitted with a three piece suite comprising panelled bath with shower over, wash hand basin, wc, tiled splash backs, extractor fan and upvc window.

Externally

To the front of the property is a well presented garden, driveway which leads to the single garage. To the rear there is a further well presented and enclosed garden which is not directly overlooked.

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: D

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.



OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

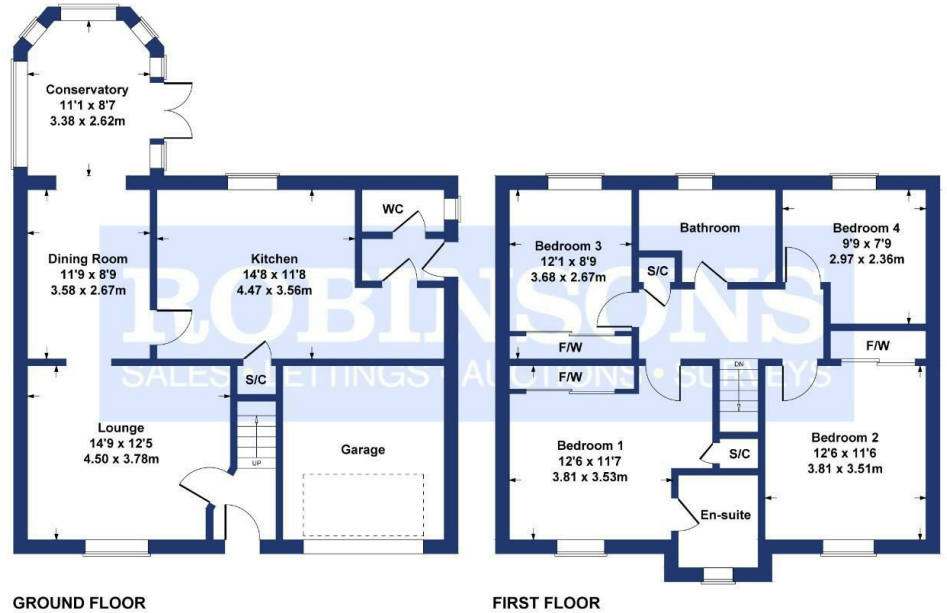
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

South Court
Approximate Gross Internal Area
1602 sq ft - 149 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

Energy Efficiency Rating		Current	Potential
105-120	A		83
81-104	B		
65-80	C	68	
55-64	D		
45-54	E		
35-44	F		
2-34	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		
55-64	D		
45-54	E		
35-44	F		
2-34	G		
Not environmentally friendly - lower CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

DURHAM

1-3 Old Elvet
DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

DURHAM REGIONAL HEAD OFFICE

19A old Elvet
DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

CHESTER-LE-STREET

45 Front Street
DH3 3BH

T: 0191 387 3000

E: info@robinsonscs.co.uk

BISHOP AUCKLAND

120 Newgate Street
DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

CROOK

Royal Corner
DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

SPENNYMOOR

11 Cheapside
DH16 6QE

T: 01388 420444

E: info@robinsonsspennymoor.co.uk

SEDGEFIELD

3 High Street
TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



ROBINSONS

SALES • LETTINGS • AUCTIONS • SURVEYS

11 Cheapside, Spennymoor, DL16 6QE | Tel: 01388 420444 | info@robinsonsspennymoor.co.uk

www.robinsonsestateagents.co.uk