



Sledmore Drive, Spennymoor, DL16 7GP
5 Bed - House - Detached
Offers Over £325,000

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Sledmore Drive Spennymoor, DL16 7GP

ROBINSONS ARE DELIGHTED TO OFFER TO THE MARKET this well positioned, generously sized five bedroom detached house. Situated on this modern and IMPRESSIVE housing development in Spennymoor, the property has; front and rear gardens, double driveway, double detached garage and recently fitted stunning kitchen. The house should prove to be a fantastic family home having spacious accommodation throughout, including three reception rooms, useful utility room and En-suite shower room. The house is tastefully decorated throughout and is warmed by gas central heating and has UPVC double glazed windows. Constructed by Charles Church, this popular residential development is conveniently located approximately one mile from Spennymoor Town centre where there are a range of shopping and leisure facilities. An excellent network of roads provide access to the surrounding residential and commercial areas including Durham and Darlington.

The internal accommodation comprises; entrance hallway, lounge, office/reception room, open plan kitchen/dining room with ample space for dining table and the kitchen is well fitted with a range of wall, base and drawer units with integral double oven, hob, dishwasher and fridge/freezer, useful utility room with space for automatic washing machine and tumble dryer and worktop with sink, to conclude the ground floor accommodation there is a cloakroom/WC. To the first floor there are five good size bedrooms, the main having an En-suite shower room, and there is a separate family bathroom with four piece suite including bath and separate shower cubicle. Outside there are gardens to both front and rear. The rear is enclosed and is mostly laid to lawn with paved patio areas. To the front there is a double driveway which leads to the double detached garage which has two up and over doors, fitted units, work bench, power and lighting.

EPC Rating B
Council Tax Band E











Hallway

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

Lounge

Tastefully decorated, uPVC window, radiator, quality flooring.

Study

UPVC window, radiator, quality flooring.

Kitchen/Diner/Sitting Room

Stunning modern wall and base units, integrated double oven, hob, extractor fan, fridge freezer, dishwasher, quartz worktops with inset sink and drainer and mixer taps, tiled splashbacks and flooring, spotlights, feature radiator, French doors leading to the rear, space for dining room table.

Utility Room

Modern wall and base units, plumbed for washing machine, space for dryer, quartz worktops with inset sink and mixer tap, tiled flooring and splashbacks, extractor fan, radiator.

W/C

W/C, wash hand basin, radiator, extractor fan, tiled flooring and splashbacks.

Landing

Loft access.

Bedroom One

Fitted wardrobe, radiator, uPVC window, tastefully decorated.

En-suite

Double walk in shower, wash hand basin, w/c, tiled flooring, uPVC window, hand towel radiator.

Bedroom Two

UPVC window, radiator, quality flooring, airing cupboard.

Bedroom Three

UPVC window, radiator, lovely outlook.

Bedroom Four

UPVC window, radiator, lovely outlook.

Bathroom

White panelled bath, double shower cubicle, w/c, half tiled, uPVC window, extractor fan.

Bedroom Five

UPVC window, radiator, lovely outlook.

Externally

To the front elevation, there is a easy to maintain garden and double driveway which leads to a double garage. While to the rear, there is a lovely enclosed garden and patio

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 E - Approx. £2,984.44 p.a

Energy Rating: B



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.

Sledmore Drive Spennymoor

Approximate Gross Internal Area
1926 sq ft - 179 sq m



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(82 plus) A			91
(81-81) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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. 2021

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robnsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robnsons staff may benefit from referral incentives relating to these services.



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