

Mulberry Drive, Spennymoor, DL16 7BY
4 Bed - House - Detached
£219,950

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It is with pleasure that we offer to the market this exceptionally well presented detached house with four bedrooms positioned beautifully on Mulberry Drive. This deceptively spacious residence ticks all the boxes for the modern family, has easy access to all of the immediate amenities offered in & around Spennymoor itself & is within excellent commuting distance to all major road links leading to Durham City, Darlington & Teesside.

In brief, this impressive home comprises: Welcoming entrance hallway with stairs to the first floor & ground floor cloaks/wc, an impressive lounge (measuring 15ft approximately) with French doors to the rear garden, separate dining room & a lovely 17ft (approximately) breakfasting kitchen with a range of fitted wall & base units. The first floor landing boasts four double bedrooms (the master bedroom hosting its own En-suite shower room) & a family bathroom with modern three piece suite. Externally, this well proportioned home enjoys a spectacular sized, enclosed garden to the rear, whilst the front is open plan, with a double driveway leading to an integral single garage. We highly encourage thorough internal inspection in order to fully appreciate the style, layout, standard & quality of this remarkable residence for sale.

EPC Rating C
Council Tax Band D

Entrance Hallway

Ground Floor Cloaks/WC

Lounge
15'6 x 10'6 (4.72m x 3.20m)

Breakfasting Kitchen
17'0 x 9'0 (5.18m x 2.74m)

Separate Dining Room
13'5 x 8'4 (4.09m x 2.54m)

First Floor Landing

Master Bedroom
16'8 x 13'7 (5.08m x 4.14m)

En-Suite Shower Room

Bedroom Two
15'1 x 8'7 (4.60m x 2.62m)

Bedroom Three
12'4 x 8'7 (3.76m x 2.62m)

Bedroom Four
10'7 x 8'5 (3.23m x 2.57m)

Family Bathroom
6'9 x 5'7 (2.06m x 1.70m)

Externally

Single Garage

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 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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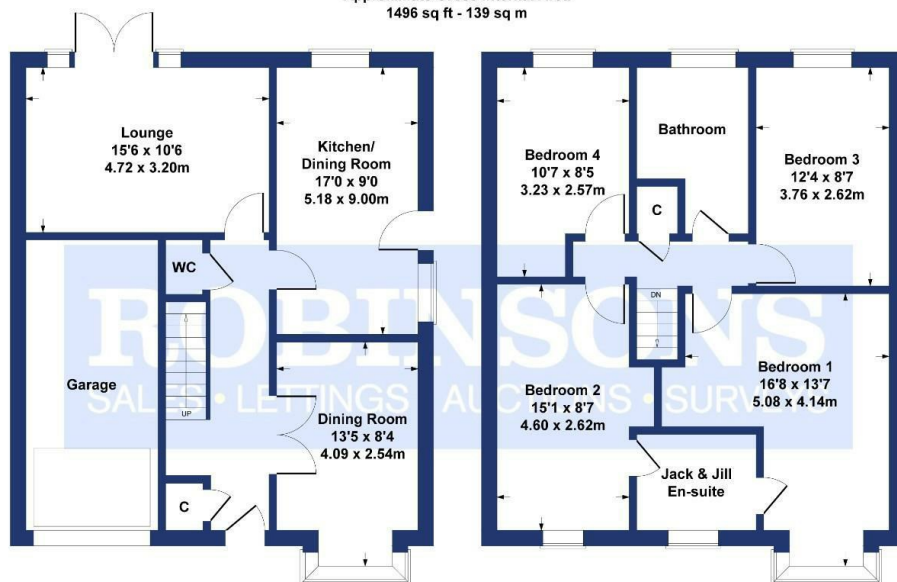
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Mulberry Drive

Approximate Gross Internal Area
1496 sq ft - 139 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 kWh/m ² /year	A		
81-104 kWh/m ² /year	B		
66-80 kWh/m ² /year	C		
55-65 kWh/m ² /year	D		
46-54 kWh/m ² /year	E		
39-45 kWh/m ² /year	F		
31-38 kWh/m ² /year	G		
Not energy efficient - higher running costs			
79		89	
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
102-110 g/kWh	A		
92-101 g/kWh	B		
82-91 g/kWh	C		
72-81 g/kWh	D		
62-71 g/kWh	E		
52-61 g/kWh	F		
42-51 g/kWh	G		
Not environmentally friendly - lower CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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