

Bell Road, Spennymoor, DL16 7FX
3 Bed - House - Detached
Reduced £214,950

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Robinsons are delighted to offer for sale this truly stunning and well presented Three Bedroom Detached House located on Merrington Park. A new residential development on the outskirts of Spennymoor, within easy reach of the town centre, where there are a range of shopping and leisure facilities. EARLY VIEWING IS ADVISED TO AVOID ANY DISSAPOINTMENT. Built by Barrett Homes to their popular and high quality home standards, the property offers an excellent family sized accommodation with the benefit of gas central heating and uPVC double glazing. This beautiful family home as an endless amount of benefits and some of its key features are, spacious lounge, stunning landscaped garden, off road parking, high quality bathrooms and a particular feature of the property is the large open plan Kitchen/Dining with French doors to the rear garden.

Presented in immaculate decorative order throughout the well appointed accommodation briefly comprises: Entrance Hall, spacious Lounge, lovely open plan white fitted Kitchen/Dining, useful utility area and ground floor Cloakroom/WC, Landing, which provides access to three good sized Bedrooms with master having the added bonus of En-suite, the family Bathroom/WC is also located to the first floor. Externally to the front elevation is an easy to maintain garden and double driveway which leads to the integral garage, while to the rear there is good sized enclosed garden and patio. Viewing is highly recommended to avoid any disappointment. In more detail the accommodation comprises of;

EPC Rating B
Council Tax Band C

Hall

Tiled flooring, stairs to the first floor, feature radiator, spotlights.

Lounge

14'1 x 10'8 (4.29m x 3.25m)

Tiled flooring, uPVC window, storage cupboard, spotlights.

Kitchen/Diner

16'6 x 8'3 max points (5.03m x 2.51m max points)

Stunning white wall and base units, integrated oven, hob, extractor fan, fridge freezer, wine cooler, dishwasher, stylish worktops with inset sink, mixer tap and drainer, uPVC window, space for dining room table, feature radiator, French doors leading to the garden, tiled flooring.

Utility Room

5'5 x 5'0 (1.65m x 1.52m)

Base units, plumbed for washing machine, radiator, uPVC window.

W/C

Half tiled, w/c, wash hand basin, radiator, uPVC window.

Landing

Quality flooring, loft access.

Bedroom One

14'2 x 9'0 max points (4.32m x 2.74m max points)

Feature radiator, uPVC window.

En-suite

Stunning suite, walk in shower, wash hand basin, w/c, tiled flooring and splashbacks, uPVC window, radiator.

Bedroom Two

12'6 x 9'9 (3.81m x 2.97m)

UPVC window, radiator, large storage cupboard.

Bedroom Three

10'7 x 8'8 (3.23m x 2.64m)

UPVC window, radiator.

Bathroom

Free standing bath, wash hand basin, w/c, uPVC window, radiator, tiled flooring, spotlights.

Externally

To the front elevation, there is a easy to maintain garden and double block paved driveway leading to a garage. While to the rear, there is a beautiful landscaped easy to maintain garden with a stunning patio.

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 C - Approx.

£2,170.51 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.



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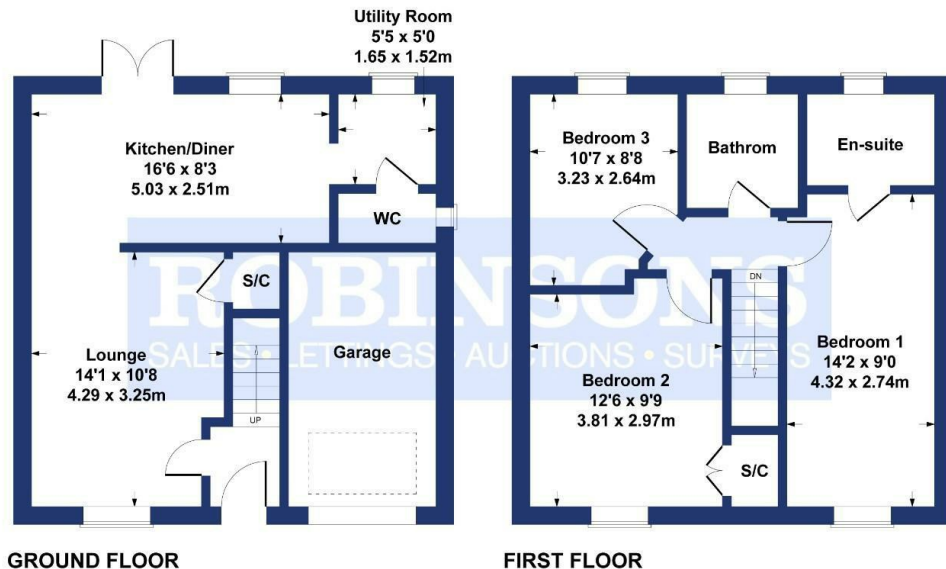
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Bell Road

Approximate Gross Internal Area
1023 sq ft - 95 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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
82	93		

Energy Efficiency Rating: 82 (Current), 93 (Potential). Environmental Impact (CO₂) Rating: A (Current), A (Potential).

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