



Sledmore Drive, Spennymoor, DL16 7GP  
4 Bed - House - Detached  
Offers Over £365,000

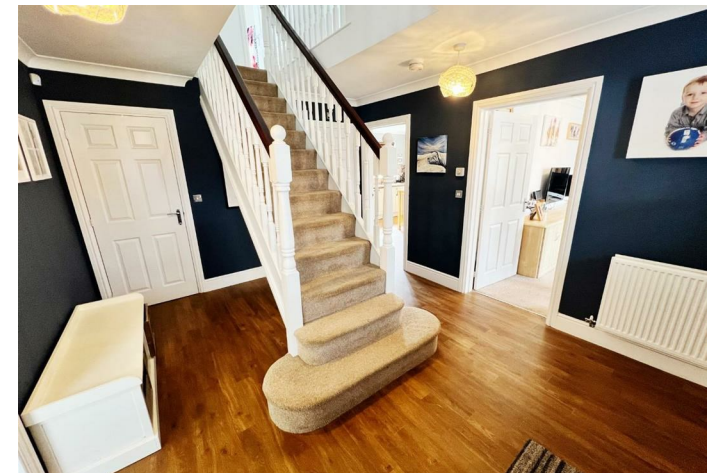
**ROBINSONS**  
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# Sledmore Drive Spennymoor, DL16 7GP

Robinsons are delighted to offer to this truly stunning and one of a kind four/five bedroom detached family home. This beautiful property has an endless amount of benefits and some of its key features are; ample living space throughout, well presented kitchen and bathroom, double garage, lovely enclosed garden with hot tub. The property sits on the popular and sought after Whitworth Park development and built by Charles Church. Whitworth Park lies within easy reach of local Spennymoor Town centre, shops, schools and amenities and is well placed for the commuter travelling to nearby Durham City, Darlington and Teesside. The A1 and A19 are within a short distance which provides good road links to other parts of the region.

In brief the property comprises of: ATTRACTIVE ENTRANCE HALL with sweeping staircase and double doors leading to SPACIOUS LOUNGE and French doors to REAR GARDENS, SEPARATE DINING ROOM/STUDY, CLOAKROOM/WC, SPACIOUS KITCHEN/DINER/FAMILY ROOM with integrated cooking facilities, FAMILY ROOM with French doors overlooking REAR GARDENS, USEFUL UTILITY ROOM. Whilst to the first floor, FOUR BEDROOMS, SPACIOUS MASTER BEDROOM with superb fitted quality wardrobes, EN-SUITE FACILITIES and DRESSING ROOM WHICH USED TO BE BEDROOM FIVE/ STUDY, THREE further DOUBLE BEDROOMS with attractive fitted wardrobes, BEDROOM FOUR, and SPACIOUS FAMILY BATHROOM with a four piece suite. Externally the property sits on a LARGE & SPACIOUS PLOT with superbly maintained FRONT & REAR GARDENS, REAR GARDENS with decking area with inset hot tub, patio area and low maintenance laid to lawn garden and borders and DOUBLE DETACHED GARAGE with DOUBLE DRIVEWAY.

EPC Rating C  
Council Tax Band F











#### Hallway

Radiator, stunning stair case to the first floor, uPVC windows.

#### W/C

W/C, wash hand basin, radiator, extractor fan.

#### Study/Dining Room

12'9 x 9'4 (3.89m x 2.84m)

UPVC windows, radiator.

#### Lounge

23'5 x 12'9 (7.14m x 3.89m)

Quality flooring, uPVC window, radiator, French doors leading to the rear garden.

#### Kitchen

12'9 x 8'10 (3.89m x 2.69m)

Modern wall and base units, integrated oven, hob, extractor fan, dishwasher, fridge freezer, stainless steel sink with mixer tap and drainer, radiator, uPVC window, spotlights, tiled splashbacks.

#### Family Room

11'4 x 10'11 (3.45m x 3.33m)

Wood effect flooring, space for dining room table, radiator, French doors leading to the rear garden.

#### Utility Room

6'1 x 5'11 (1.85m x 1.80m)

Base units, plumbed for washing machine, radiator, space for dryer, stainless steel sink with mixer tap and drainer.

#### Landing

Airing cupboard.

#### Bedroom One

16'9 x 13'3 (5.11m x 4.04m)

Stunning fitted wardrobes, radiator, uPVC windows.

#### Dressing Room/Bedroom Five

8'6 x 7'3 (2.59m x 2.21m)

UPVC window, radiator.

#### En-suite

Shower cubicle, wash hand basin, w/c, uPVC window, half tiled, extractor fan, radiator.

#### Bedroom Two

12'9 x 12'3 (3.89m x 3.73m)

Radiator, uPVC window.

#### Bedroom Three

13'1 x 10'11 (3.99m x 3.33m)

Mirrored fitted wardrobes, radiator, uPVC window.

#### Bedroom Four

10'11 x 10'0 (3.33m x 3.05m)

UPVC window, radiator.

#### Bathroom

Lovely four piece suite with white panelled bath, wash hand basin, w/c, shower cubicle, uPVC window, extractor fan, half tiled.

#### Externally

To the front elevation, there is an easy to maintain forecourt. While to the rear, there is a lovely and enclosed garden, which includes a laid to lawn garden, decked area and hot tub inset into the decking, which gives access to the double garage and driveway.

#### 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 F - Approx. £3,527.07 p.a

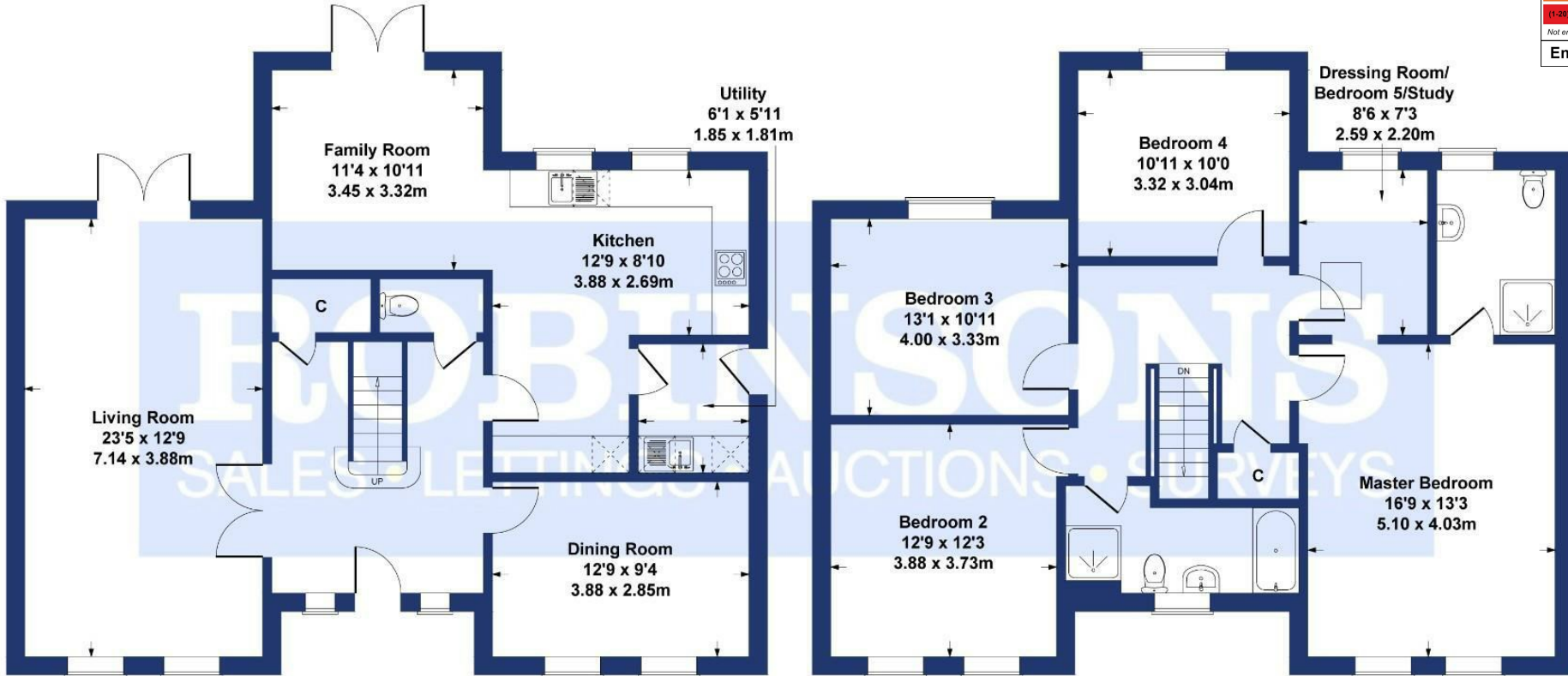
Energy Rating: TBC

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**  
 Approximate Gross Internal Area  
 1981 sq ft - 184 sq m

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(82 plus)	A		87
(81-81)	B	80	
(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	



**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

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



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