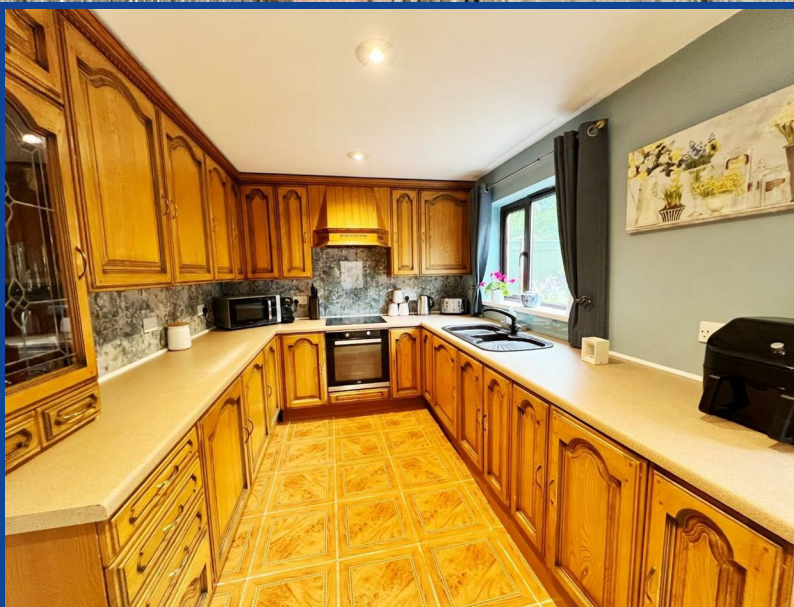




Glastonbury Close, Spennymoor, DL16 6XP
4 Bed - House - Detached
Reduced £272,950

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It is with pleasure that we present to the market this stunning extended four bedroom detached family home, which is situated on the highly sought after, family orientated area of Glastonbury Close on The Greenways Estate. Having easy access to all of the local amenities offered in & around Spennymoor, this spectacular home is also within excellent commuting distance to all major road networks & bus routes & benefits further from beautiful open plan lounge / diner, ample storage space, four good sized bedrooms, easy to maintain gardens, gas central heating & UPVC double glazing. Given all of the above early viewing is advised to avoid any disappointment.

This perfect family homed home briefly comprises of; entrance hallway, ground floor W/C, beautiful and spacious open plan lounge / dining room, useful playroom / study, good sized kitchen which gives access to the conservatory which completes the ground floor. To the first floor is four larger than average bedrooms and well presented family bathroom. Externally to the front elevation there is a easy to maintain garden and long driveway which leads to a garage, while to the rear there is a lovely enclosed private and easy to maintain garden and patio. AGAIN, EALRY VIEWING IS ADVISED TO AVOID ANY DISSAPOINTMENT AS PROPERTIES IN THIS LOCATION RARLY COME TO THE MARKET.

EPC Rating C
Council Tax Band C

Hallway

Quality flooring, radiator, stairs to the first floor, storage cupboard, uPVC window.

W/C

W/C, wash hand basin, uPVC window, extractor fan.

Lounge/Diner

21'1 x 17'5 max points (6.43m x 5.31m max points)

UPVC bay windows, quality flooring, space for dining room table.

Playroom/Study

12'59 x 7'93 (3.66m x 2.13m)

Quality flooring, radiator, uPVC window.

Kitchen/Diner

17'4 x 8'6 (5.28m x 2.59m)

Wall and base units, integrated oven, hob, extractor fan, plumbed for washing machine, plumbed for dishwasher. sink with mixer tap and drainer, uPVC window, radiator, space for dining room table or American fridge freezer, part tiled flooring.

Conservatory

8'0 x 7'5 (2.44m x 2.26m)

Radiator, wood effect flooring, access to the rear.

Landing

Quality flooring, loft access (the owners have informed us it is fully boarded).

Bedroom One

20'1 x 8'8 max points (6.12m x 2.64m max points)

Quality flooring, radiator, uPVC windows, ample space, spotlights.

Bedroom Two

14'4 x 8'2 max points (4.37m x 2.49m max points)

Wood effect flooring, radiator, uPVC window.

Bedroom Three

10'7 x 10'0 (3.23m x 3.05m)

UPVC window, radiator, wood effect flooring.

Bedroom Four

10'6 x 7'2 (3.20m x 2.18m)

UPVC window, radiator, wood effect flooring, storage cupboard.

Bathroom

8'2 x 5'4 (2.49m x 1.63m)

White panelled bath with shower over, wash hand basin, w/c, radiator, uPVC window, storage cupboard, extractor fan.

Externally

To the front elevation, there is an easy to maintain garden and long driveway which leads to a 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: Ultra-fast 1000Mbps

Mobile Signal/Coverage: Average

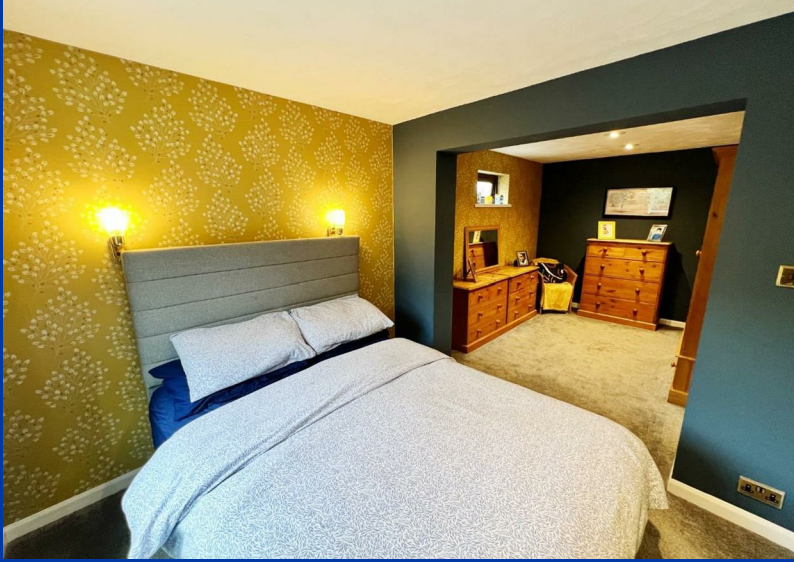
Tenure: Freehold

Council Tax: Durham County Council, Band C - Approx.

£2,170.51 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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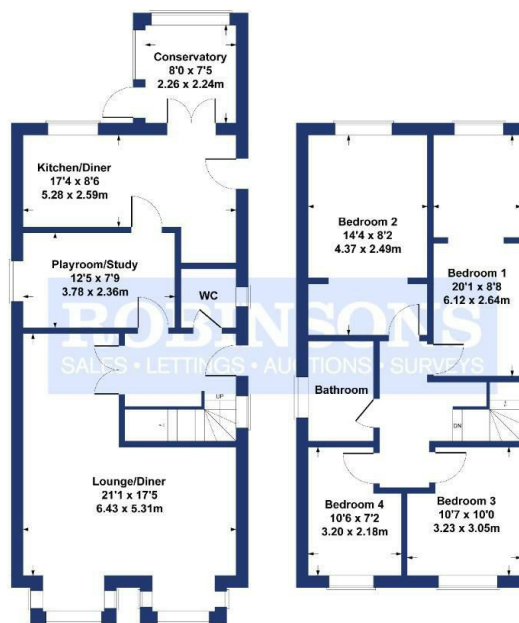
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Glastonbury Close
Approximate Gross Internal Area
1351 sq ft - 126 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
Very energy efficient - lower running costs	A		
(91-95)	B		
(81-90)	C		
(69-80)	D		
(55-68)	E		
(41-54)	F		
(21-40)	G		
Not energy efficient - higher running costs			
England & Wales		69	80

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(91-95)	B		
(81-90)	C		
(69-80)	D		
(55-68)	E		
(41-54)	F		
(21-40)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			

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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.

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