



**Rokeby Way, Spennymoor, DL16 7FB**  
**4 Bed - House - Detached**  
**£245,000**

**ROBINSONS**  
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Robinsons are delighted to offer to the market this well presented and spacious four-bedroom detached family home which is situated in a quiet and popular road on this modern development called Rokeby Way, this impeccable residence has easy access to all of the local amenities offered in & around Spennymoor, is within excellent commuting distance to both the A1(M) / A19 & benefits further from gas central heating & double glazing throughout.

The property also benefits from UPVC DOUBLE GLAZED and is warmed by GAS CENTRAL HEATING The floorplan briefly comprises of ENTRANCE HALLWAY, LOUNGE, OPEN PLAN KITCHEN/DINING ROOM with FRENCH DOORS leading to REAR GARDENS, Utility Room and ground floor CLOAKROOM. To the first floor there are FOUR BEDROOMS, the MASTER having fitted wardrobes and an EN-SUITE FACILITIES and a FAMILY BATHROOM. Externally to the FRONT of the property is a DRIVEWAY allowing off street parking and a SINGLE GARAGE. To the rear there is a easy to maintain GARDEN/patio. Early internal viewing comes highly recommended.

In more detail the accommodation comprises of:-

EPC Rating B  
Council Tax Band D

#### Entrance Hall

Radiator, stairs to the first floor, storage cupboard.

#### W/C

W/C, wash hand basin, radiator, uPVC window, stylish flooring.

#### Lounge

15'9" x 10'5" (4.80 x 3.18)

uPVC bay window, radiator, tastefully decorated.

#### Utility

Plumbed for washer, base units, radiator, access to rear & W/C, stylish flooring.

#### Kitchen / Dining Room

17'2" x 14'7" (5.23 x 4.45)

White wall & base units, stainless steel sink with mixer tap & drier, integrated oven, hob, extractor fan, space for fridge freezer, plumbed for dishwasher, space for dining room table, uPVC window, radiator, uPVC window, uPVC bay window, french doors over looking rear garden, stylish flooring.

#### Landing

Loft access, radiator, airing cupboard.

#### Bedroom One

11'3" x 10'0" (3.43 x 3.05)

Fitted wardrobes, radiator, uPVC window.

#### En Suite

Double shower cubicle, wash hand basin with tiled splash backs, W/C, chrome towel rail, uPVC window, extractor fan.

#### Bedroom Two

12'9" x 9'0" (3.89 x 2.74)

uPVC window, radiator.

#### Bedroom Three

9'7" x 9'5" (2.92 x 2.87)

Fitted wardrobes, radiator, uPVC window.

#### Bedroom Four

9'6" x 9'4" (2.90 x 2.84)

uPVC window, radiator.

#### Bathroom

White panel bath with overhead shower, tiled splash backs, wash hand basin, W/C, chrome towel rail, uPVC window, extractor fan.

#### Externally

To the front elevation is a double block paved driveway leading to the garage & easy to maintain garden. Whilst to the rear, there is an easy to maintain & stylish enclosed patio/garden which is not overlooked.



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**Rokeby Way**  
Approximate Gross Internal Area  
1345 sq ft - 125 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. 2021

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
82	93		

**Energy Efficiency Rating**  
 Not energy efficient - higher running costs  
 England & Wales EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**  
 Not environmentally friendly - lower CO<sub>2</sub> emissions  
 England & Wales EU Directive 2002/91/EC

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