



**Studley Drive, Spennymoor, DL16 7GB**  
**3 Bed - House - Townhouse**  
**£179,950**

**ROBINSONS**  
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Robinsons are delighted to offer to the market this STUNNING THREE BEDROOM TOWNHOUSE which is a credit to its current owners for its style and class throughout. The accommodation is spread across three floors and should appeal to a number of buyers including the growing family and first time buyers. Pleasantly situated on the popular and sought after Burton Wood development and close to all local shops, schools and amenities and Spennymoor Town Centre. The property is ideal for the commuter being close to the A1 and A19 which provides good road links to other parts of the region. The property benefits from ample living space throughout, large lounge/diner, easy to maintain garden, UPVC DOUBLE GLAZING and GAS CENTRAL HEATING.

In brief the property comprises of; ENTRANCE HALLWAY, CLOAKROOM W/C, SPACIOUS LOUNGE with French doors to REAR GARDEN, modern Kitchen with integrated appliances, first floor landing gives access to the family bathroom and two good sized bedrooms with one having the added bonus of stylish fitted wardrobes, the landing also gives access to the second floor where the property has a beautiful and large master bedroom, which benefits from a dressing room and ensuite facilities. Externally to the front elevation is a easy to maintain garden and driveway which leads to the rear garage and enclosed well presented garden.

EPC Rating TBC  
Council Tax Band C

#### Hallway

Radiator, stairs to the first floor.

#### Lounge/Diner

14'11 x 13'2 (4.55m x 4.01m)

UPVC radiator, wood effect flooring, space for dining room table.

#### Kitchen

7'8 x 14'5 (2.34m x 4.39m)

Modern wall and base units, integrated oven, hob, extractor fan, fridge freezer, plumbed for washing machine and dishwasher, stainless steel sink with mixer tap and drainer, radiator, uPVC window, stylish flooring, space for small dining room table, French doors leading to the rear.

#### WC

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

#### Landing

Radiator, uPVC window, airing cupboard.

#### Bedroom Two

8'6 x 11'1 (2.59m x 3.38m)

Quality flooring, uPVC window, radiator.

#### Bedroom Three

8'6 x 9'2 (2.59m x 2.79m)

Fitted wardrobes, radiator, uPVC window, quality flooring.

#### Family Bathroom

White panelled bath, wash hand basin, w/c, part tiled, uPVC window, radiator, extractor fan.

#### Second Floor Landing

Access to the master bedroom.

#### Bedroom One

11'6 x 12'11 (3.51m x 3.94m)

Stylish flooring, uPVC window, radiator.

#### Dressing Room

7'11 x 7'4 (2.41m x 2.24m)

Fitted wardrobes, radiator, stylish flooring.

#### En-Suite

7'4 x 7'4 (2.24m x 2.24m)

Double shower cubicle, wash hand basin, w/c, tiled splashbacks, Velux windows, radiator, extractor fan.

#### Externally

To the front elevation is an easy to maintain garden and driveway, which leads to a rear garage and good size enclosed garden and decked area.

#### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultra-fast 9000Mbps

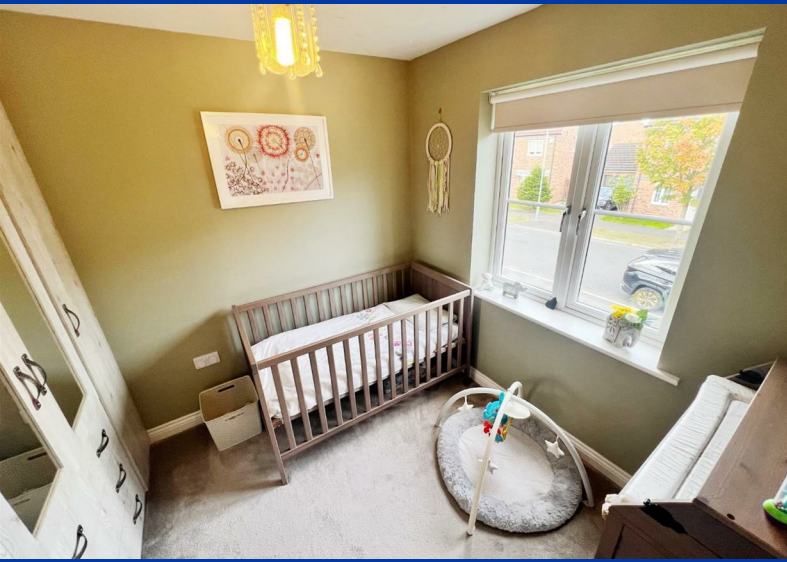
Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band C - Approx. £2,170.51 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.



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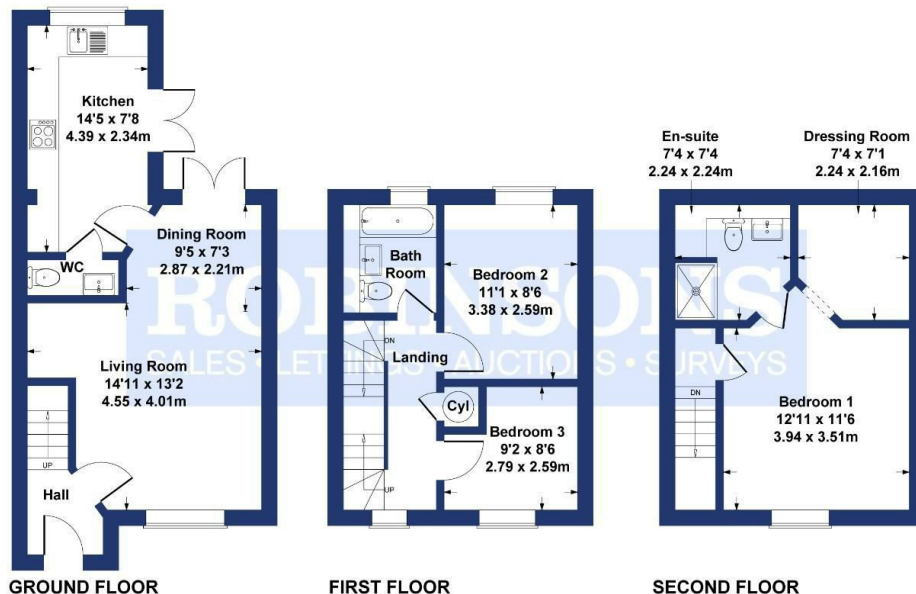
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

**Studley Drive**  
Approximate Gross Internal Area  
970 sq ft - 90 sq m



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		
105-95	B		
95-85	C		
85-65	D		
65-55	E		
55-45	F		
45-35	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
101-91	B		
89-80	C		
75-65	D		
59-54	E		
51-39	F		
11-20	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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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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