

**Dunstanburgh Walk, Spennymoor, DL16
7FS
4 Bed - House - Detached
Reduced £243,000**

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WOW! Do not miss this fantastic opportunity to purchase this stunning FOUR BEDROOM DETACHED FAMILY HOME, beautifully positioned on the edge of the ever popular Burton Woods development. The views over the open countryside will indeed sell this property and in our opinion it would suit a variety of purchasers including the first time buyer to the growing family. Conveniently located for access to Spennymoor town centre as well as being close to local schools and amenities and is within excellent commuting distance to both the A1(M) / A19 & benefits further from stunning kitchen/dining room, well presented bathroom, ground floor cloakroom, off road parking, garage, gas central heating, double glazing throughout and beautiful views to the front elevation. Early viewing is advised to avoid any disappointment.

The property briefly comprises of; ENTRANCE hallway, spacious lounge, stunning open plan dining room/kitchen with a range of integrated appliances, and ground floor W/C completes the ground floor. To the first floor is four larger than average bedrooms with master having the added bonus of En-suite facilities, the stylish family bedroom is also located to the first floor. Externally to the front elevation there is a easy to maintain garden and block paved driveway which leads to a garage, while to the rear there is a lovely enclosed good sized garden. In more detail the accommodation comprises of;

EPC Rating B
Council Tax Band D

Hallway

Stylish flooring, radiator, storage cupboard, stairs to the first floor.

W/C

W/C, wash hand basin, radiator, uPVC window, spotlights.

Lounge

16'4 x 10'7 max points (4.98m x 3.23m max points)

Quality flooring, uPVC window, radiator.

Kitchen/Diner

18'0 x 13'5 (5.49m x 4.09m)

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

Landing

Loft access, quality flooring, storage cupboard.

Bedroom One

13'7 x 8'9 max points (4.14m x 2.67m max points)

UPVC window, radiator, quality flooring, stunning views.

En-suite

Double shower cubicle, wash hand basin, w/c, extractor fan, radiator, spotlights.

Bedroom Two

9'7 x 9'2 max points (2.92m x 2.79m max points)

UPVC window, radiator, quality flooring.

Bedroom Three

8'7 x 7'0 max points (2.62m x 2.13m max points)

UPVC window with lovely views, radiator, quality flooring.

Bedroom Four

8'4 x 6'7 (2.54m x 2.01m)

UPVC window, radiator, quality flooring.

Bathroom

White panelled bath, wash hand basin, w/c, tiled splashbacks, radiator, uPVC window, extractor fan, stylish flooring, spotlights.

Externally

To the front elevation, there is an easy to maintain garden and driveway, which leads to the rear garage and 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: Good

Tenure: Freehold

Council Tax: Durham County Council, Band D - Approx. £2,441.82 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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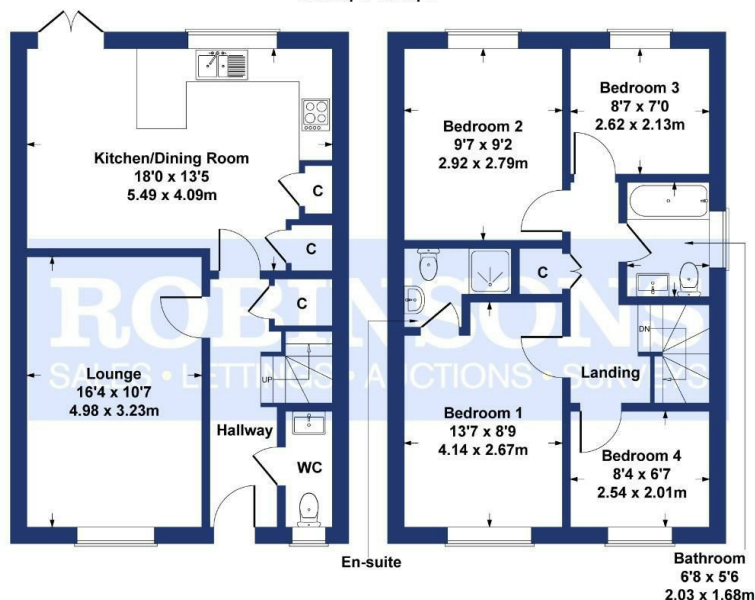
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Dunstanburgh Walk

Approximate Gross Internal Area
1066 sq ft - 99 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 (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

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