



Dunelm Court, Spennymoor, DL16 6XW
4 Bed - House - Detached
£269,950

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An absolute credit to its current owners; it is with pleasure that we present to the market this stunning extended detached family home, with good sized bedrooms situated on the highly sought after, family orientated area of Dunelm Court 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 a well presented kitchen, gas central heating & UPVC double glazing. This beautiful property has been a loving home for several years & offers more ample accommodation required by the modern-day family. Having undergone a ground floor extension to create a beautiful sunroom, this desirable property also benefits from a tasteful decor throughout, boasts a stylish family bathroom & a ground floor cloaks room/W/C. Given all of the above early viewing is advised to avoid any disappointment.

This perfect family homed home briefly comprises of; entrance hallway, spacious lounge / diner, large kitchen with integrated appliances, sunroom extension and ground floor W/C. While to the first floor there is four good sized bedrooms with all having storage space and family bathroom. Externally to the front elevation is an easy to maintain garden and driveway which leads to a single garage. To the rear is beautiful mature garden and patio. Only thorough internal inspection can the style, standard, quality, space & layout of this immaculate family residence be fully appreciated.

EPC Rating TBC
Council Tax Band D

Hallway

Stylish flooring, storage cupboard, radiator.

W/C

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

Lounge/Diner

24'9 x 11'7 max points (7.54m x 3.53m max points)

UPVC bay window, gas fire and surround, space for dining room table, French doors leading to the sunroom.

Sunroom

13'0 x 9'8 max points (3.96m x 2.95m max points)

Tiled flooring, spotlights.

Kitchen

16'5 x 9'7 (5.00m x 2.92m)

Well presented wall and base units, integrated oven, hob, extractor fan, plumbed for washing machine, plumbed for dishwasher, space for fridge freezer, space for dining room table, stainless steel sink with mixer tap and drainer, uPVC window, radiator, access to the rear, airing cupboard.

Landing

Loft access.

Bedroom One

18'2 x 10'0 max points (5.54m x 3.05m max points)

Wood effect flooring, uPVC window, radiator, fitted wardrobes.

Bedroom Two

12'0 x 9'4 (3.66m x 2.84m)

Fitted wardrobes, radiator, quality flooring, uPVC window.

Bedroom Three

13'3 x 8'6 (4.04m x 2.59m)

Fitted wardrobes, wood effect flooring, radiator, uPVC window.

Bedroom Four

12'9 x 8'3 max points (3.89m x 2.51m max points)

UPVC window, radiator, storage cupboard.

Bathroom

8'3 x 8'3 (2.51m x 2.51m)

White panelled bath, shower cubicle, wash hand basin, w/c, chrome towel radiator, uPVC window, spotlights, extractor fan.

Externally

To the front elevation, there is a double block paved driveway which leads to a garage and easy to maintain garden. While to the rear, there is a lovely and private garden and patio.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband:

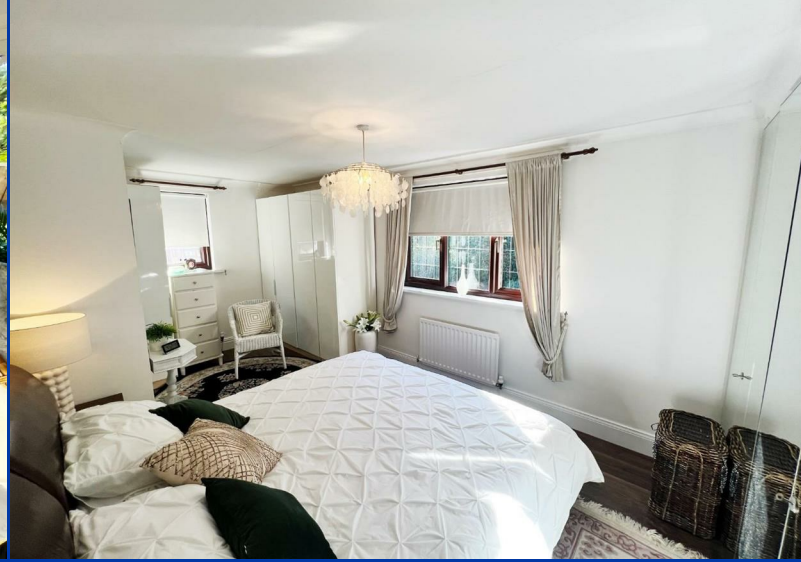
Mobile Signal/Coverage:

Tenure: Freehold

Council Tax: Durham County Council, Band X - Approx. £xxxx p.a

Energy Rating: X

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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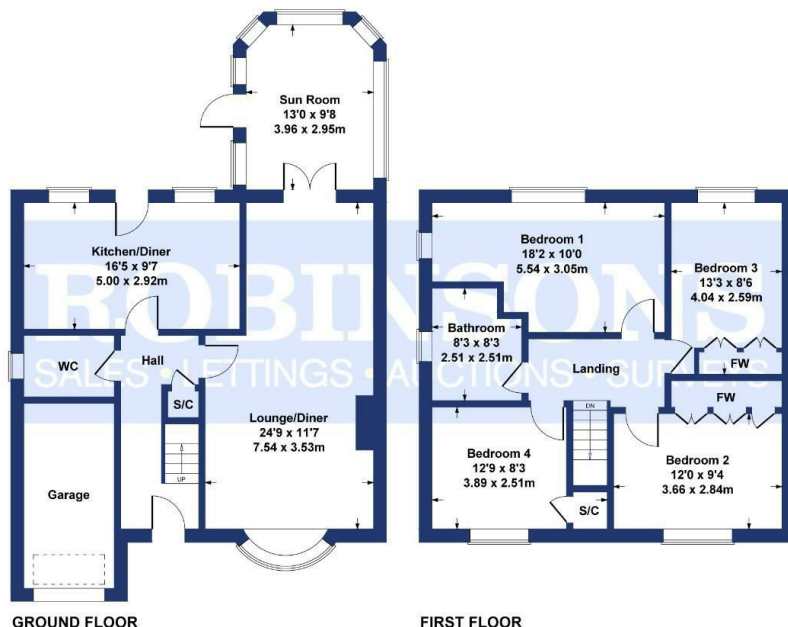
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Dunelm Court
Approximate Gross Internal Area
1378 sq ft - 128 sq m
(Excluding Garage)



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
105-120 kWh/m ² /year	A		
81-104 kWh/m ² /year	B		
65-80 kWh/m ² /year	C		
55-64 kWh/m ² /year	D		
45-54 kWh/m ² /year	E		
35-44 kWh/m ² /year	F		
25-34 kWh/m ² /year	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
102 g/m ² /year	A		
105-110 g/m ² /year	B		
110-115 g/m ² /year	C		
115-120 g/m ² /year	D		
120-125 g/m ² /year	E		
125-130 g/m ² /year	F		
130-135 g/m ² /year	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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