



Spruce Court, Spennymoor, DL16 7XZ
4 Bed - House - Detached
Offers Over £215,000

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Robinsons are delighted to offer to the market this EXTENDED FOUR BEDROOM DETACHED HOUSE which is located within a sought after attractive cul-de-sac and is ideally positioned for access to nearby Spennymoor Town centre, local schools, bus routes, amenities and is ideal for a commuter travelling to nearby Durham City, Darlington and Teesside with the A1 being less than a ten minute drive. In good decorative order throughout the property, it offers excellent family sized accommodation with the benefit of GAS CENTRAL HEATING & UPVC DOUBLE GLAZING. The property is being extended on the ground floor to the rear and is therefore larger than it appears from the front.

The accommodation briefly comprises of an ENTRANCE HALL, LOUNGE, DINING ROOM, SUNROOM, LARGE L-SHAPED FITTED KITCHEN, GROUND FLOOR CLOAKROOM W/C, PLAYROOM (converted from the GARAGE). To the first floor, there is a landing area which gives access to FOUR BEDROOMS, MASTER BEDROOM with EN-SUITE and FAMILY BATHROOM. Externally there is an OPEN PLAN FRONT GARDEN, BLOCKED PAVED DRIVEWAY providing OFF-STREET PARKING FACILITIES for TWO CARS, garage/store and a good sized REAR GARDEN with both DECKED & PAVED PATIO AREA.

Council Tax Band - D
EPC Rating - D

Hallway

Radiator, quality flooring, stairs to the first floor.

Lounge

17'5 x 14'2 max points (5.31m x 4.32m max points)

Karndean flooring, electric fire and surround, uPVC bay windows.

Dining room

8'9 x 8'6 (2.67m x 2.59m)

Karndean flooring, radiator, space for dining room table.

Kitchen

14'7 x 18'5 (4.45m x 5.61m)

Wall and base units, integrated oven, hob, extractor fan, fridge freezer, solid wood worktops, sink with mixer tap and drainer, tiled splashback, uPVC windows, karndean flooring, radiators, access to side and garage.

W/C

W/C, wash hand basin, uPVC windows, tiled splashbacks.

Playroom

10'7 x 8'9 (3.23m x 2.67m)

Quality flooring, airing cupboard

Sunroom

11'1 x 8'2 (3.38m x 2.49m)

Karndean flooring, french doors leading to the rear.

Landing

Quality flooring, loft access, storage cupboard.

Bedroom One

12'2 x 11'8 + robes (3.71m x 3.56m + robes)

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

En-suite

Shower cubicle, wash hand basin, WC, chrome towel radiator, tiled splashbacks, spotlights.

Bedroom Two

11'2 x 9'4 (3.40m x 2.84m)

Fitted wardrobes, wood effect flooring, radiators, uPVC windows, spotlights.

Bedroom Three

9'3 x 8'9 max points (2.82m x 2.67m max points)

Wood-effect flooring, radiators, uPVC window.

Bedroom Four

9'2 x 7'6 max points (2.79m x 2.29m max points)

Wood effect flooring, radiators, uPVC windows.

Bathroom

6'7 x 5'9 (2.01m x 1.75m)

White panelled bath, wash hand basin, W/C, tiled splashbacks, uPVC window, extractor fan.

Garage Store

8'8 x 5'6 (2.64m x 1.68m)

Externally

To the front elevation there is a good sized block paved driveway, easy to maintain, garden and garage/store. While to the rear there is a large and private garden with a patio and decked area.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultra-fast 9000Mbps

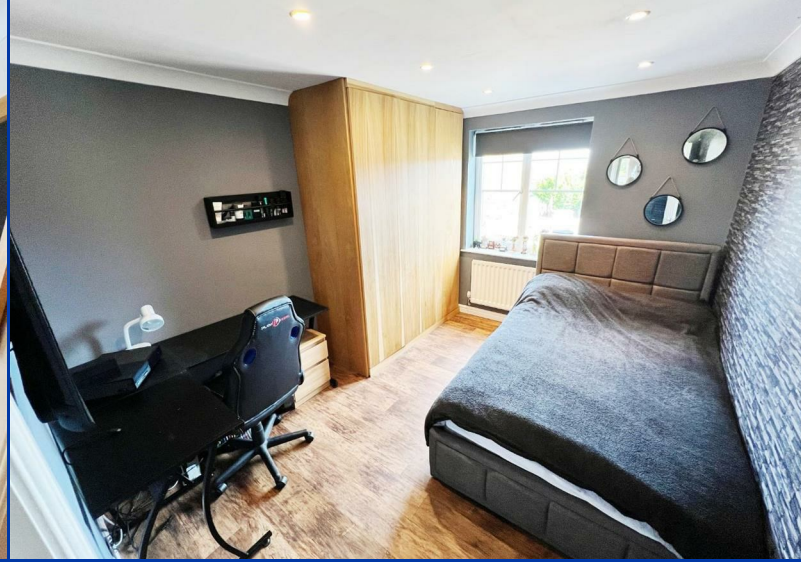
Mobile Signal/Coverage: Good

Tenure: Freehold

Council Tax: Durham County Council, Band D - Approx. £2,441.82 p.a

Energy Rating: D

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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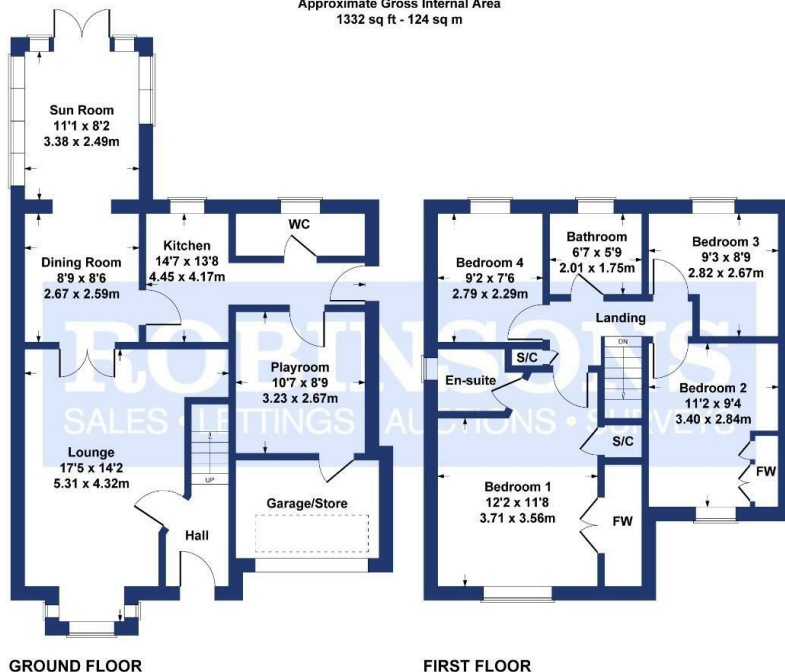
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Spruce Court
Approximate Gross Internal Area
1332 sq ft - 124 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
105-91m	A		
81-104	B		
65-80	C		
55-64	D		
49-54	E		
41-48	F		
35-40	G		
Not energy efficient - higher running costs			
		65	82
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
102-91m	A		
81-90	B		
65-80	C		
55-64	D		
49-54	E		
41-48	F		
35-40	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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