



Sledmore Drive, Spennymoor, DL16 7GP
5 Bed - House - Detached
£360,000

ROBINSONS
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Sledmore Drive Spennymoor, DL16 7GP

ROBINSONS ARE DELIGHTED TO OFFER TO THE MARKET this well positioned, generous sized plot on this modern and IMPRESSIVE housing development in Spennymoor which has the added benefit of a stunning outlook. This is a substantial five bedroom detached house which has front and rear gardens and a double length driveway and garage. The house should prove to be a fantastic family home, having spacious accommodation throughout, including two reception rooms, useful utility room, en-suite shower room and stunning views to the rear elevation. Constructed by Charles Church this popular residential development is conveniently located approximately one mile from Spennymoor Town centre where there are a range of shopping and leisure facilities. An excellent network of roads provide access to the surrounding residential and commercial areas including Durham and Darlington.

The house is tastefully decorated throughout and is warmed by gas central heating and has UPVC double glazed windows. The internal accommodation comprises; entrance hallway, lounge, office/reception room, open plan kitchen/dining room with ample space for dining table and the kitchen is well fitted with a range of wall, base and drawer units with integral appliances. There is a useful utility room & to conclude the ground floor accommodation there is a cloakroom/WC. To the first floor there are five good size bedrooms, the main having an en-suite shower room, and there is a separate family bathroom with a four piece suite including bath and separate shower cubicle.

Outside, there are gardens to both front and rear with the rear also having a beautiful outlook. The rear is enclosed and is mostly laid to lawn with paved patio area. To the front there is along driveway which leads to a garage.

EPC RATING C
COUNCIL TAX BAND E











Hallway

Tiled flooring, radiator, storage cupboard.

Lounge

17'0 x 11'4 (5.18m x 3.45m)

UPVC window, radiator.

Study

10'1 x 9'6 (3.07m x 2.90m)

UPVC window, radiator.

Kitchen/Diner

28'0 x 10'6 (8.53m x 3.20m)

Modern wall and base units, integrated oven, hob, extractor fan, fridge freezer, tiled flooring, stainless steel sink with mixer tap and drainer, uPVC window. two sets of french doors leading to the rear, space for dining room table.

Utility Room

5'9 x 5'7 (1.75m x 1.70m)

Plumbed for washing machine, base units, space for dryer, stainless steel sink with mixer tap and drainer, tiled flooring.

W/C

W/C, wash hand basin, tiled flooring and tiled walls, extractor fan, radiator.

Landing

Quality flooring.

Bedroom one

17'1 x 11'4 max points (5.21m x 3.45m max points)

Fitted wardrobes, radiator, uPVC window.

En-suite

Shower cubicle, wash hand basin, W/C, half tiled splashbacks, uPVC window, extractor fan, chrome towel radiator, tiled flooring.

Bedroom two

12'8 10'7 (3.86m x 3.23m)

UPVC windows, radiator, large airing cupboard.

Bedroom three

12'5 x 8'8 (3.78m x 2.64m)

UPVC window with stunning outlook, radiator.

Bedroom four

12'0 x 8'0 (3.66m x 2.44m)

UPVC window with stunning outlook, radiator.

Bedroom five

8'9 x 6'8 (2.67m x 2.03m)

UPVC window, radiator, wood effect flooring, stunning outlook.

Bathroom

White panelled bath, separate shower cubicle, wash hand basin, W/C, tiled flooring and half tiled walls, uPVC window, extractor fan, chrome towel radiator.

Externally

To the front elevation there is an easy to maintain and double length driveway. This leads to the garage and a beautiful enclosed garden and patio which enjoys a beautiful outlook.

Garage

18'1 x 14'2 max points (5.51m x 4.32m max points)

power and lighting.

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 E - Approx. £2,984.44 p.a

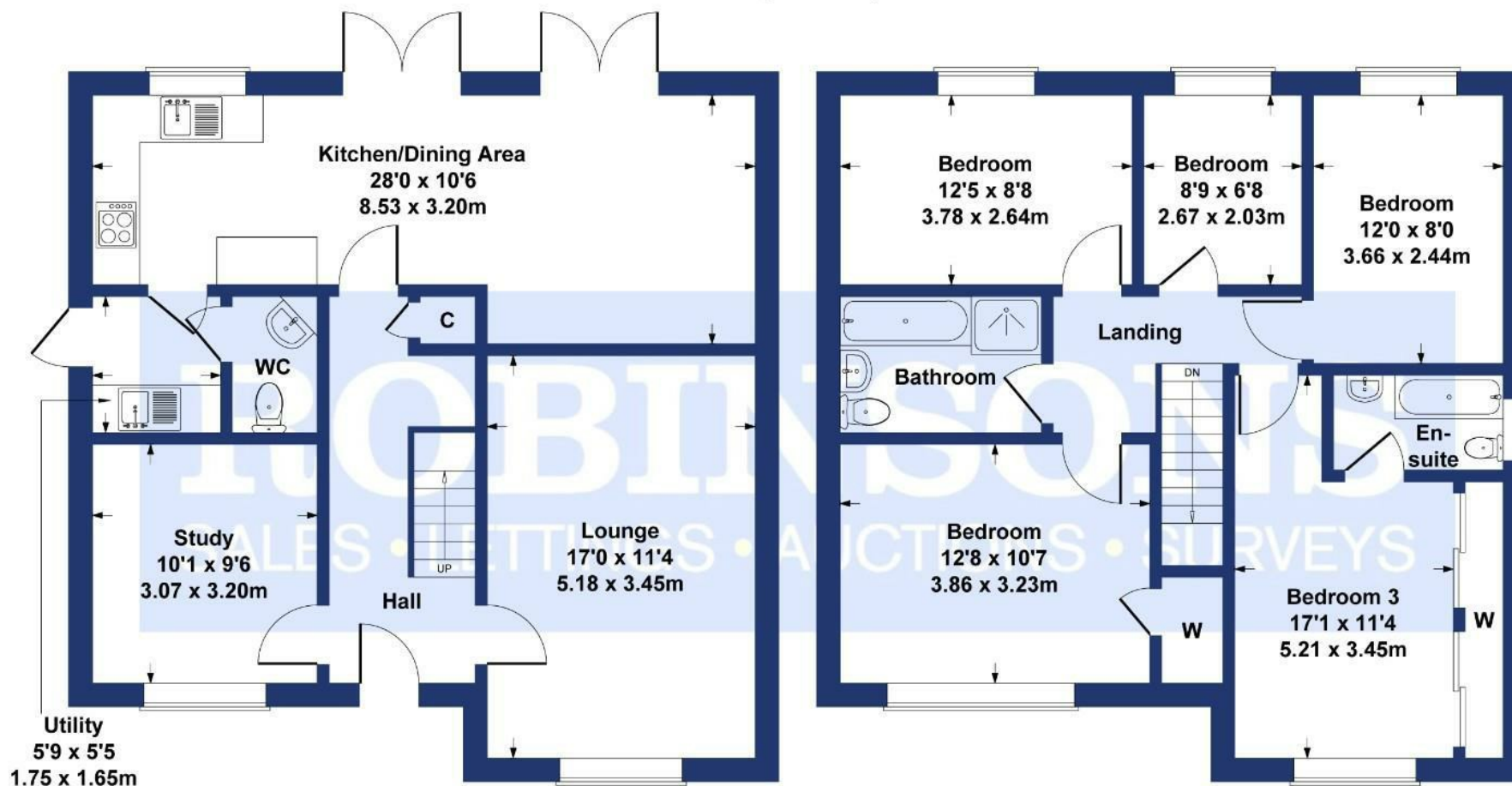
Energy Rating: C

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.



Sledmore Drive

Approximate Gross Internal Area
1462 sq ft - 136 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		88
(81-81) B	79	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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