



South Court, DL16 7BL
4 Bed - House - Detached
£269,950

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South Court , DL16 7BL

It is with pleasure that we present to the market this extended four bedroom detached family home, which is situated on the highly sought after, family orientated area of South Court which is located on the outskirts of Middlestone Moor. Having easy access to all of the local amenities offered in and around Spennymoor, this spectacular home is also within excellent commuting distance to all major road networks and also benefits further from large lounge, stunning kitchen/diner, well presented bathrooms, double garage ample storage space, four good sized bedrooms, en-suite to the master, easy to maintain gardens, gas central heating & UPVC double glazing. Given all of the above early viewing is advised to avoid any disappointment.

This perfect family home briefly comprises of; entrance hallway, ground floor W/C, spacious lounge, stunning kitchen/diner with range of integrated appliances, which flows into the lovely sunroom, to the first floor is a large landing area which gives access to four good sized bedrooms with master having the added bonus of a walk-in wardrobe and en-suite. Externally to the front elevation there easy to maintain garden and double driveway which gives access to the double garage, while to the rear there is a beautiful enclosed large garden with raised decked area. **AGAIN, EARLY VIEWING IS ADVISED TO AVOID ANY DISAPPOINTMENT AS PROPERTIES IN THIS LOCATION RARELY COME TO THE MARKET.**

EPC Rating TBC
Council Tax Band E













Hallway

Radiator, stairs to first floor, storage cupboard.

W/C`

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

Lounge

22'0 x 11'8 (6.71m x 3.56m)

Feature fire, uPVC bay window, french doors leading to rear.

Kitchen/Diner

31'9 x 9'8 (9.68m x 2.95m)

Modern wall and base units, integrated double oven, hob, extractor fan, dishwasher, washing machine, fridge freezer, stainless steel sink with mixer tap and drainer, uPVC windows, feature radiator, tiled flooring, space for dining room table, breakfast bar, side access, under floor heating.

Sunroom

12'0 x 10'2 (3.66m x 3.10m)

UPVC window's, radiator, fire, french doors leading to garden.

Landing

Loft access, airing cupboard.

Bedroom One

12'8 x 10'8 (3.86m x 3.25m)

Large walk in wardrobe, uPVC window, radiator.

En-Suite

Large walk in shower, wash hand basin, W/C, uPVC window, tiled flooring and splashbacks, extractor fan, chrome towel radiator.

Bedroom Two

10'6 x 10'1 (3.20m x 3.07m)

Fitted wardrobes, radiator, sliding PVC door leading to balcony.

Bedroom Three

9'5 x 7'0 (2.87m x 2.13m)

Fitted wardrobes, uPVC window with lovely outlook, radiator.

Bedroom Four

9'5 x 6'7 (2.87m x 2.01m)

UPVC window with lovely outlook, radiator.

Bathroom

Fitted with a stunning white suite with panelled bath and shower over, mostly tiled walls, wash hand basin, W/C, central heating radiator and Upvc double glazed window.

Externally

To the front elevation is an easy to maintain garden and double driveway which leads to a double garage. While to the rear there is a large and lovely enclosed garden with decked area.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband:

Mobile Signal/Coverage:

Tenure: Freehold

Council Tax: Durham County Council, Band E- Approx. £2,984.44p.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.



South Court

Approximate Gross Internal Area
1487 sq ft - 138 sq
(Excluding Double Garage)



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. 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(81-81) B		
(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

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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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