

**Duncombe Close, Spennymoor, DL16 7LQ**  
**2 Bed - Bungalow - Semi Detached**  
**Reduced £235,000**

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A rare opportunity to acquire this stunning and ultra modern TWO BEDROOM SEMI DETACHED BUNGALOW situated in this sought after location and tucked away within in Duncombe Close, just off Whitworth Lane, the property occupies a stunning plot which is extremely private and this beautiful bungalow is close to all local shops, schools and amenities and Spennymoor Town Centre is about ½ mile away. The property is ideal for the commuter being close to the A1 and A19 which provides good road links to other parts of the region. This one of kind bungalow has a endless amount of benefits and some of its key features are ample living space, two good sized bedrooms, modern kitchen, well presented bathroom, off road parking, private garden, garage, UPVC double glazing and gas central heating.

In brief the property comprise of entrance, hallway, spacious lounge with multi fuel stove, modern white fitted kitchen/dining room, two well proportioned bedrooms and family bathroom. Externally to the front elevation is a easy to maintain garden, good sized block paved driveway and garage, while to the rear there is a large and easy to maintain private garden, which would be a sunny haven in the summer months. Early viewing is advised to avoid any disappointment.

EPC Rating E  
Council Tax Band B

### Hallway

Radiator, wood effect flooring, storage cupboard, loft access.

### Lounge

16'0 x 15'1 max points (4.88m x 4.60m max points)  
Wood effect flooring, uPVC window, multi fuel stove.

### Conservatory

11'6 x 11'8 (3.51m x 3.56m)  
UPVC window, radiator, tiled flooring, french doors leading to the rear.

### Kitchen/Diner

18'5 x 7'9 (5.61m x 2.36m )  
Modern wall and base units, integrated oven, hob, extractor fan, plumbed for dishwasher, stainless steel sink with mixer tap and drainer, two uPVC bay windows, radiator, space for dining room table, spotlights, uPVC window, space for fridge freezer.

### Utility Room

6'9 x 5'7 (2.06m x 1.70m)  
Plumbed for washing machine space for dryer, uPVC window, access to side of property.

### Bedroom One

12'4 x 10'2 (3.76m x 3.10m)  
UPVC window, radiator, wood effect flooring.

### Bedroom Two

8'9 x 6'0 (2.67m x 1.83m)  
UPVC window, radiator, wood effect flooring.

### Bathroom

5'7 x 5'2 (1.70m x 1.57m)  
White panelled bath with shower over, wash hand basin, W/C, uPVC window, chrome towel radiator.

### Externally

To the front elevation is a good sized garden and block paved driveway which leads to a garage. While to the rear there is a lovely enclosed garden and patio area.

### Agent Notes

Electricity Supply: Mains  
Water Supply: Mains  
Sewerage: Mains  
Heating: Gas Central Heating  
Broadband: Ultra-fast 1000Mbps \*  
Mobile Signal/Coverage: Average EE/O2/Three  
Tenure: Freehold  
Council Tax: Durham County Council, Band B - Approx. £1,899.20 p.a  
Energy Rating: E

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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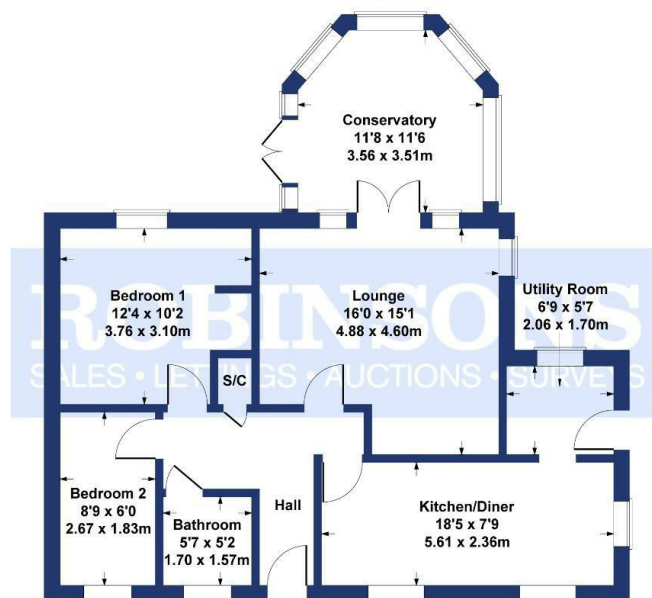
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Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

**Duncombe Close**  
Approximate Gross Internal Area  
857 sq ft - 80 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. 2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(91-95)	B		
(81-90)	C		
(69-80)	D		
(55-68)	E		
(43-54)	F		
(31-42)	G		
Not energy efficient - higher running costs			
England & Wales		52	84
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
(91-95)	B		
(81-90)	C		
(69-80)	D		
(55-68)	E		
(43-54)	F		
(31-42)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			

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