



Claude Road, Spennymoor, DL16 7GR
3 Bed - House - Detached
Reduced £199,995

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Robinsons are delighted to offer for sale this superb Three Bedroom Detached House located on the edge of Merrington Park and is a credit its current owners for its immaculate condition throughout. Situated on a new residential development on the outskirts of Spennymoor, within easy reach of the town centre, where there are a range of shopping and leisure facilities. **EARLY VIEWING IS ADVISED TO AVOID ANY DISSAPOINTMENT.** Built by Barrett Homes to their popular and high-quality home standards. The property offers an excellent family sized accommodation with the benefit of gas central heating and uPVC double glazing. A particular feature of the property is the large open plan Kitchen/Dining with French doors to the rear garden and beautiful views over nature reserve.

Presented in immaculate decorative order throughout the well-appointed accommodation briefly comprises: Entrance Hall, Lounge, stunning fitted Kitchen/Dining, utility room, and ground floor Cloakroom/WC, to the first floor is a Landing, three good sized Bedrooms with master having the added bonus of En-Suite and dressing area, the family Bathroom completes the first floor. Externally there is an easy to maintain garden and large Driveway leading to garage and to the rear there is a good-sized large garden. Viewing is highly recommended to avoid any disappointment. In more detail the accommodation comprises of;

EPC Rating B
Council Tax Band C

Hallway

Stylish flooring radiator, stairs to first floor.

Lounge

16'11 x 13'1 (5.16m x 3.99m)

Stylish flooring, uPVC bay window, radiator, storage cupboard.

Kitchen/Diner

17'1 x 10'9 (5.21m x 3.28m)

Modern wall and base units, integrated oven, hob, extractor fan, stainless steel sink with mixer tap and drainer, space for fridge freezer, uPVC windows, french doors leading to rear, radiator, space for dining room table.

Utility Room

5'2 x 4'11 (1.57m x 1.50m)

Base unit, radiator, plumbed for washing machine, uPVC window, extractor fan.

W/C

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

Landing

Quality flooring, radiator, loft access.

Bedroom One

11'10 x 8'11 (3.61m x 2.72m)

UPVC window with lovely outlook, radiator, quality flooring and dressing area.

En-Suite

Double shower cubicle, wash hand basin, W/C, radiator, uPVC window, tiled splashbacks.

Bedroom Two

11'7 x 6'5 (3.53m x 1.96m)

UPVC window with lovely outlook, radiator, uPVC window, large storage cupboard, quality flooring.

Bedroom Three

10'9 x 6'5 (3.28m x 1.96m)

UPVC window, radiator, quality flooring.

Bathroom

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

Externally

To the front elevation is a good sized, easy to maintain garden and double driveway which leads to a garage. While to the rear, there is a good sized enclosed garden and decked area.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating:

Broadband: Ultra-fast 9000Mbps *

Mobile Signal/Coverage: Good EE/O2/Three/Vodafone

Tenure: Freehold

Council Tax: Durham County Council, Band C - Approx.

£2,271.95 p.a

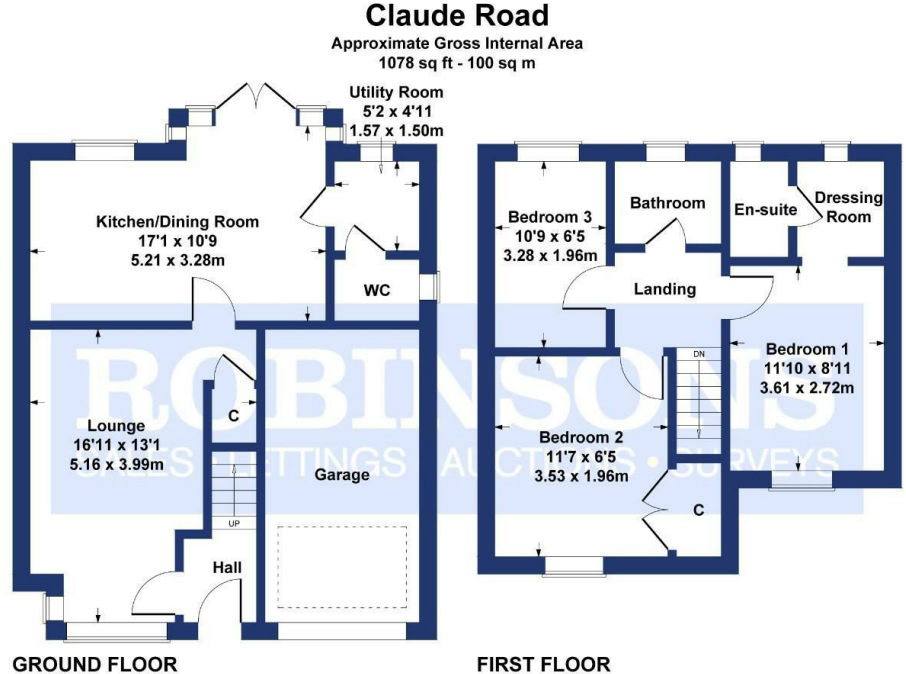
Energy Rating: B

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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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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(91-100)	B		
(81-90)	C		
(69-80)	D		
(55-68)	E		
(43-54)	F		
(31-42)	G		
Not energy efficient - higher running costs			
England & Wales		79	91
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(91-100)	B		
(81-90)	C		
(69-80)	D		
(55-68)	E		
(43-54)	F		
(31-42)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

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