



Lotherton Drive, Spennymoor, DL16 7FE
6 Bed - House - Detached
£469,950

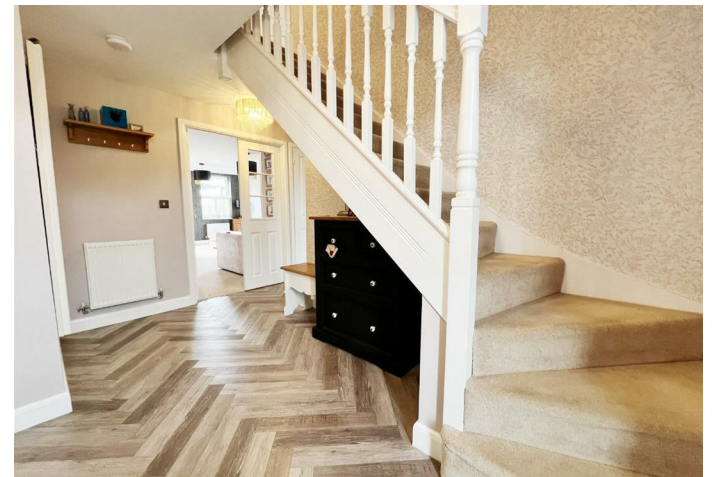
ROBINSONS
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Lotherton Drive Spennymoor, DL16 7FE

Robinsons are delighted to present to the market 'The Moorecroft'; one of three six bedroom detached family homes constructed in 2015 by David Wilson, situated within the highly sought after development of Burton Woods. This impeccable residence has easy access to all of the local amenities offered in & around Spennymoor, is within excellent commuting distance to both the A1(M) / A19 & benefits further from gas central heating & double glazing throughout. An ideal opportunity for the larger family to acquire this immaculately presented home offering ample living space set over three floors, tied together beautifully by its consistently stylish design; this outstanding property boasts spectacular open views across to Durham Cathedral.

This well proportioned residence briefly comprises: entrance hallway with ground floor cloaks/wc, a delightful lounge with lovely views; flooded by natural light, ground floor study, recently fitted superb kitchen / dining area with a range of fitted wall & base units & feature central island & a separate utility room. The first floor landing provides access to four bedrooms; the larger bedroom boasting its own en-suite bathroom & a separate family bathroom. To the second floor, there is a stunning open snug/office area which leads to two further bedrooms; the master bedroom boasting en-suite facilities. Externally, the property enjoys remarkable enclosed gardens to the rear with the marvellous views across the neighbouring countryside whilst the front boasts a spacious driveway with ample vehicle parking that leads to a detached double garage. We highly recommend thorough internal inspection in order to fully appreciate the style, standard, quality, size & layout of this 'move-in ready' home for sale.

EPC Rating B
Council Tax Band F











Hallway

Radiators, stylish flooring, large storage cupboard.

W/C

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

Study

9'2 x 9'2 (2.79m x 2.79m)

Radiator, uPVC window with shutter blinds.

Lounge

20'0 x 14'1 (6.10m x 4.29m)

Radiator, uPVC window with shutter blinds, beautiful outlook, french doors leading to the rear garden.

Kitchen/Diner

21'4 x 13'9 (6.50m x 4.19m)

Stunning wall and base units, integrated oven, hob, extractor fan, dishwasher, warming drawer, central island, quartz worktops with inset sink with boiling hot water tap. Space for dining room table, uPVC bay window with shutter blinds, spot lights, french doors leading to rear.

Utility Room

7'10 x 4'7 (2.39m x 1.40m)

Wall and base units, quartz worktop with inset sink, stylish flooring, plumbed for washing machine, space for dryer.

Landing

Spotlights, airing cupboard, large storage cupboard.

Bedroom One

19'8 x 14'1 (5.99m x 4.29m)

Dressing area with fitted wardrobes, uPVC window with beautiful outlook, radiator shutter blinds .

En-suite

White panelled bath, shower cubicle, wash hand basin, chrome towel radiator, fully tiled, uPVC window.

Bedroom Two

17'9 x 15'5 (5.41m x 4.70m)

UPVC windows, beautiful outlook, radiator.

Bedroom Three

20'0 x 9'10 (6.10m x 3.00m)

UPVC windows, radiator.

Bedroom Four

15'9 x 9'6 (4.80m x 2.90m)

UPVC window, radiator, lovely outlook.

Bathroom

Fully tiled, white panelled bath, separate shower cubicle, W/C, wash hand basin, chrome towel radiator, uPVC window, spotlights, extractor fan.

Second Floor Landing

Two storage cupboards, ample space for home office, uPVC window with beautiful outlook, velux window.

Bedroom Five

12'6 x 8'10 (3.81m x 2.69m)

Velux windows, beautiful outlook, radiator, spotlights.

En-Suite

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

Bedroom Six

12'6 x 8'10 (3.81m x 2.69m)

Velux windows, radiator, airing cupboard.

Externally

To the front elevation is an easy to maintain garden and large double driveway which leads to the double garage. While to the rear, there is a beautiful landscaped garden with a stunning patio and decked area.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultra-fast 1000Mbps *

Mobile Signal/Coverage: Good

Tenure: Freehold

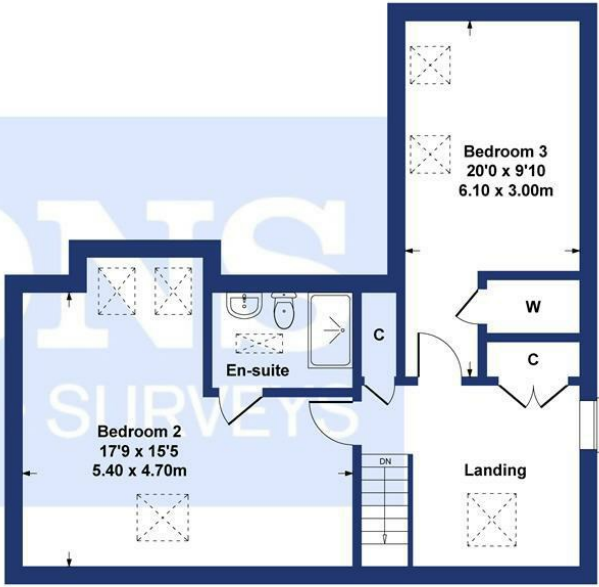
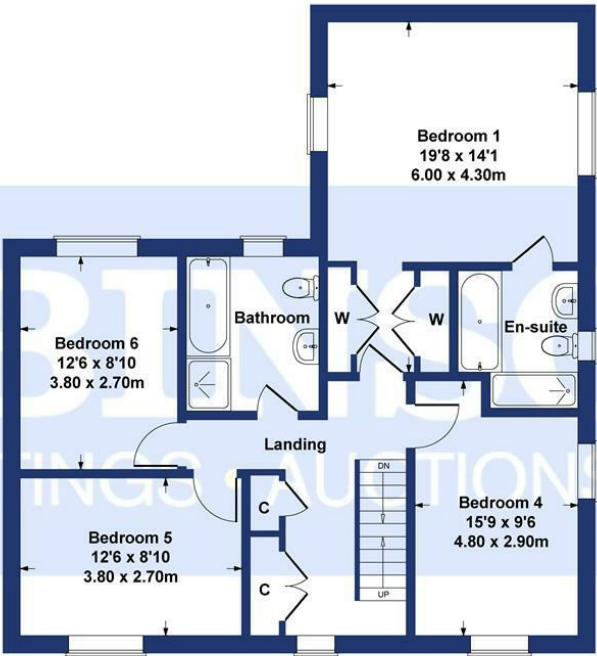
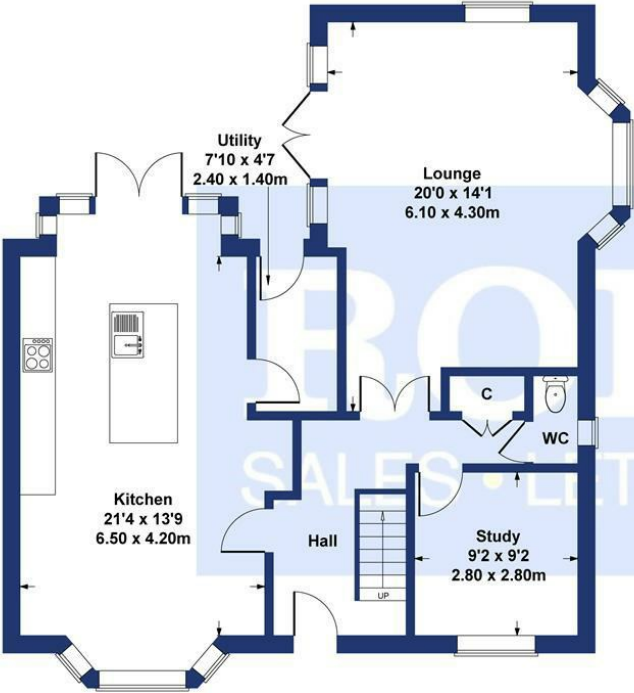
Council Tax: Durham County Council, Band F - Approx. £3,691.91 p.a

Energy Rating: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		93
(81-81) B	88	
(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	

Lotherton Drive
 Approximate Gross Internal Area
 2411 sq ft - 224 sq m



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

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

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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