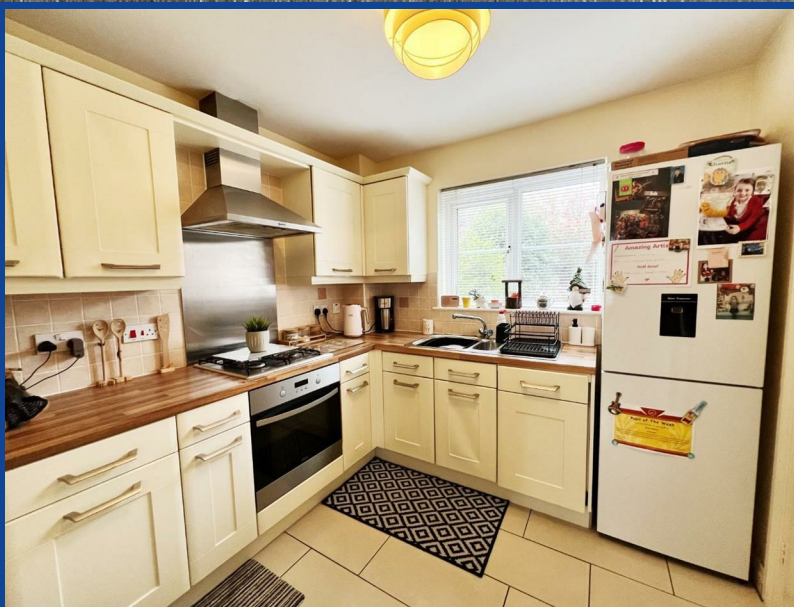




**Studley Drive, Spennymoor, DL167GB**  
**3 Bed - House - Detached**  
**Asking Price £205,000**

**ROBINSONS**  
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Robinsons are delighted to offer to the market this beautiful and perfect extended three bedroom detached family home which is located on the Whitworth Park development and within a five minute to Spennymoor town centre. Built by Bellway Homes the property will appeal to a variety of purchasers including first time buyers and the growing family. 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. The property benefits from well presented fitted kitchen, UPVC double glazing, gas central heating, sun room extension, useful utility room, off road parking, garage and private gardens giving all of the above early viewing is advised to avoid any disappointment.

In brief this lovely family home comprises of; entrance Hallway, large lounge which leads to the sun room extension, separate dining room, well presented kitchen, useful utility room and ground floor W/C, to the first floor is three double bedrooms, master with the added bonus fitted wardrobes and ensuite, the family bathroom is also located to the first floor. Externally to the front elevation is a easy to maintain garden, while to the rear is a easy to maintain and private enclosed garden and patio, which gives access to the rear garage and driveway. Giving all of the above early viewing is advised to avoid any disappointment.

EPC C

### Hallway

Wood effect flooring, radiator

### Lounge

19'2 x 9'9 (5.84m x 2.97m)

Electric fire and surround, UPVC window, radiator

### Dining Room

10'0 x 10'6 (3.05m x 3.20m)

Wood effect flooring, Radiator, UPVC window

### Sun Room

8'6 x 8'4 (2.59m x 2.54m)

Tiled flooring, UPVC Velux windows, radiator, French doors leading to rear

### Kitchen

8'3 x 8'4 (2.51m x 2.54m)

Modern wall and base units, integrated Oven, Hob, Extractor fan, space for fridge freezer, stainless steel sink with mixer tap and drainer, tiled flooring, tiled splash backs UPVC window, radiator

### Utility Room

5'2 x 5'2 (1.57m x 1.57m)

Wall units, tiled flooring, tiled splash backs, plumbed for washing machine, space for dryer, access to rear

### W/C

W/C wash hand basin, radiator, tiled flooring

### Landing

Loft access, Cupboard

### Bedroom One

11'0 x 10'7 (3.35m x 3.23m)

UPVC window, radiator, fitted wardrobes

### Ensuite

Double shower cubicle, wash hand basin, w/c, tiled flooring, extractor fan, UPVC window.

### Bedroom Two

11'0 x 10'2 max (3.35m x 3.10m max)

UPVC window, Radiator, fitted wardrobes

### Bedroom Three

10'3 x 9'7 max (3.12m x 2.92m max)

UPVC window, radiator

### Bathroom

White panelled bath with shower over, wash hand basin, w/c, tiled flooring, half tiled walls, UPVC window, radiator.

### Externally

To the front elevation is a easy to maintain garden, while to the rear is a lovely enclosed garden and patio.

### Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultra-fast 10000Mbps \*

Mobile Signal/Coverage:

Tenure: Freehold

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

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.



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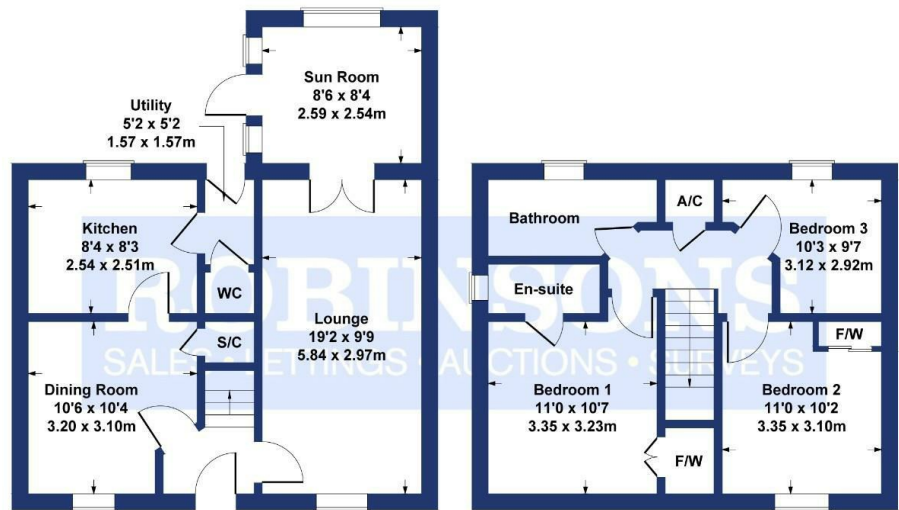
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

## Studley Drive

Approximate Gross Internal Area  
1014 sq ft - 94 sq m



GROUND FLOOR

FIRST 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

| Energy Efficiency Rating                    |   | Current | Potential |
|---------------------------------------------|---|---------|-----------|
| Very energy efficient - lower running costs | A |         |           |
| (91-95)                                     | B |         |           |
| (81-90)                                     | C |         |           |
| (69-80)                                     | D |         |           |
| (55-68)                                     | E |         |           |
| (41-54)                                     | F |         |           |
| (21-40)                                     | G |         |           |
| Not energy efficient - higher running costs |   |         |           |
| England & Wales                             |   | 75      | 87        |
| 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 |         |           |
| (41-54)                                                         | F |         |           |
| (21-40)                                                         | G |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |   |         |           |
| England & Wales                                                 |   |         |           |
| EU Directive 2002/91/EC                                         |   |         |           |

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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