



**Rokeby Way, Spennymoor, DL16 7FB**  
**3 Bed - House - Detached**  
**£205,000**

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Superbly positioned on this popular residential development built by Barratt Homes, this IMMACULATE THREE BEDROOM DETACHED House. This property would suit a variety of purchasers including the GROWING FAMILY and viewing is essential to appreciate the accommodation on offer. The property benefits from UPVC DOUBLE GLAZING, GAS CENTRAL HEATING, STYLISH KITCHEN, MODERN BATHROOM, WELL PRESENTED GARDENS and AMPLE PARKING. Burton Woods is ideally located for the commuter travelling to nearby Durham City, Darlington and Teesside and also conveniently located for Spennymoor Town centre, local shops, schools and amenities.

The property briefly comprises of; ENTRANCE HALL, LOUNGE, ATTRACTIVE SPACIOUS KITCHEN/ DINING ROOM leading to REAR GARDENS, USEFUL UTILITY ROOM, CLOAKROOM/WC. Whilst to the first floor, THREE well-proportioned BEDROOMS, MASTER with EN-SUITE and useful dressing area and FAMILY BATHROOM. Externally the property enjoys BLOCK PAVED DOUBLE DRIVEWAY and easy to maintain garden and garage. To the rear is a ATTRACTIVE REAR GARDEN & PATIO AREA. In more detail the accommodation comprises of;

EPC Rating A  
Council Tax Band D

### Hallway

Radiator, stairs to first floor, wood effect flooring.

### Lounge

16'4 x 13'4 (4.98m x 4.06m )

UPVC bay window, radiator, wood effect flooring, storage cupboard.

### kitchen/Diner

17'3 x 12'5 max points (5.26m x 3.78m max points)

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

### Utility Room

5'1 x 4'9 (1.55m x 1.45m )

Base units, plumbed for washing machine, radiator.

### W/C

W/C, wash hand basin, uPVC window.

### Landing

### Bedroom One

11'9 x 9'0 (3.58m x 2.74m )

UPVC window, radiator.

### Dressing Room

6'9 x 5'4 (2.06m x 1.63m)

Radiator, uPVC window.

### En-Suite

Shower cubicle, wash hand basin, W/C, uPVC window, extractor fan, radiator.

### Bedroom Two

11'0 x 10'4 (3.35m x 3.15m)

Fitted wardrobes, radiator, uPVC window.

### Bedroom Three

10'7 x 6'3 (3.23m x 1.91m)

UPVC window, radiator.

### Bathroom

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

### Externally

To the front elevation is a easy to maintain garden and double 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 10000Mbps \*

Mobile Signal Average

Tenure: Freehold

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

£1,703.96

Energy Rating: D

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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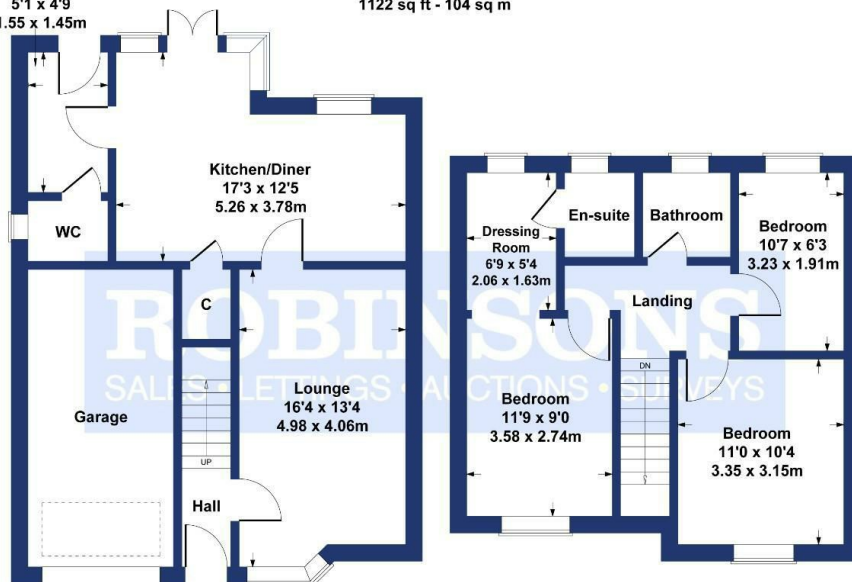
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Utility Room  
5'1 x 4'9  
1.55 x 1.45m

**Rokeby Way**  
Approximate Gross Internal Area  
1122 sq ft - 104 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
96	97
Very energy efficient - lower running costs Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales EU Directive 2002/91/EC	

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