



**Spruce Court, Spennymoor, DL16 7XZ**  
**3 Bed - House - Detached**  
**£175,000**

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Robinsons are delighted to offer to the market this well presented THREE BEDROOM DETACHED HOUSE which is located within a sought after attractive cul-de-sac and is ideally positioned for access to nearby Spennymoor Town centre, local schools, bus routes, amenities and is ideal for a commuter travelling to nearby Durham City, Darlington and Teesside with the A1 being less than a ten minute drive. In good decorative order throughout the property, it offers excellent family sized accommodation with the benefit of GAS CENTRAL HEATING & UPVC DOUBLE GLAZING.

The accommodation briefly comprises of an ENTRANCE HALL, OPEN PLAN LOUNGE / DINING ROOM, MODERN WHITE FITTED KITCHEN with integrated dishwasher. To the first floor, there is a landing area which gives access to THREE GOOD SIZED BEDROOMS, MASTER BEDROOM with EN-SUITE and FAMILY BATHROOM. Externally there is an OPEN PLAN FRONT GARDEN, BLOCK PAVED DRIVEWAY leading to garage and a good sized enclosed REAR GARDEN with PAVED PATIO AREA.

Council Tax Band - C  
EPC Rating - TBC

### Porch

Quality flooring and central heating radiator.

### Lounge/Diner

23'1 x 10'8 (7.04m x 3.25m )

Quality flooring, radiator, stairs to first floor, space for dining room table, sliding doors to the rear.

### Kitchen

11'1 x 9'7 max points (3.38m x 2.92m max points)

Modern white wall and base units, integrated oven, hob, extractor fan, fridge freezer, dishwasher, stainless steel sink with mixer tap and drainer, radiator, uPVC window, quality flooring, spotlights, storage cupboard.

### Landing

Radiator, loft access, storage cupboard.

### Bedroom One

14'5 x 8' max points (4.39m x 2.44m max points )

UPVC window, fitted wardrobes, radiator, wood effect flooring.

### En-Suite

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

### Bedroom Two

9'7 x 8'4 (2.92m x 2.54m )

UPVC window, radiator.

### Bedroom Three

9'5 x 8'4 (2.87m x 2.54m )

UPVC window, radiator.

### Bathroom

Stylish suite with panelled bath with shower over, wash hand basin, W/C, chrome towel radiator, uPVC window, tiled splashbacks, spotlights, extractor fan.

### Externally

To the front elevation is an easy to maintain garden and driveway which leads to a garage. While to the rear there is a lovely enclosed good sized garden and patio.

### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband:

Mobile Signal/Coverage:

Tenure: Freehold

Council Tax: Durham County Council, Band C £2,271.95 p.a

Energy Rating: TBC

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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## Spruce Court

Approximate Gross Internal Area  
1005 sq ft - 93 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		
B			
C			
D			
E			
F			
G			
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	A		
B			
C			
D			
E			
F			
G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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