



Cartmel Court, Spennymoor, DL16 6XZ
4 Bed - House - Detached
£315,000

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Cartmel Court Spennymoor, DL16 6XZ

An absolute credit to its current owners; it is with pleasure that we present to the market this STUNNING, EXTENDED DETACHED FAMILY HOME with FOUR DOUBLE BEDROOMS, situated on the highly sought after, family orientated area of Cartmel Court on The Greenways Estate. Having easy access to all of the local amenities offered in & around Spennymoor, this spectacular home is also within excellent commuting distance to all major road networks & bus routes. Benefits from a RECENTLY FITTED COMBINATION BOILER providing gas central heating. This beautiful property has been a loving home for several years & offers more than ample accommodation required by the modern day family. Having undergone a ground floor extension in 2014 to create a BEAUTIFUL OPEN PLAN BREAKFASTING KITCHEN/FAMILY ROOM, this desirable property also benefits from a tasteful decor throughout, boasts a 2019 RE-FITTED FAMIL BATHROOM & a 2021 REF-FITTED GROUND FLOOR CLOAKS ROOM/WC and OFFICE EXTENSION. Briefly comprises: ENTRANCE HALLWAY with access to the cloaks/wc & under stair storage space, a 21ft (approximately) LOUNGE/DINING AREA, the spectacular 19ft x 18ft (approximately) BREAKFASTING KITCHEN/FAMILY ROOM, SEPARATE UTILITY ROOM which leads to the GARAGE. The first floor landing provides access to the FOUR DOUBLE BEDROOMS; the master having a tasteful EN-SUITE SHOWER ROOM & HOME OFFICE EXTENSION, FAMILY BATHROOM WITH JACUZZI STYLE BATH & overhead electric shower. Externally, this stunning home enjoys an ENCLOSED GARDENB TO THE REAR whilst to the front, there is a DOUBLE DRIVEWAY leading to the INTEGRAL 18ft (approximately) SINGLE GARAGE. Only via thorough internal inspection can the style, standard, quality, space & layout of this immaculate family residence be fully appreciated.

EPC Rating C
Council Tax Band D









Entrance Hall

Ground Floor Cloakroom/WC

7'10" x 3'10" (2.39 x 1.17)

Lounge

21'11" x 17'9" (6.68 x 5.41)

Kitchen/Family Room

19'2" x 18'9" (5.84 x 5.72)

Utility Room

8'8" x 8'7" (2.64 x 2.62)

First Floor Landing

Master Bedrooms

18'10" x 10'4" (5.74 x 3.15)

Office

8'6" x 5'9" (2.59 x 1.75)

En-Suite

9'8" x 4'10" (2.95 x 1.47)

Bedroom Two

15'4" x 9'0" (4.67 x 2.74)

Bedroom Three

14'7" x 8'1" (4.45 x 2.46)

Bedroom Four

11'4" x 9'5" (3.45 x 2.87)

Family Bathroom

9'0" x 7'5" (2.74 x 2.26)

Externally

Garage

18'6" x 8'7" (5.64 x 2.62)

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultra-fast 1000Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band D - Approx. £2,555.93 p.a

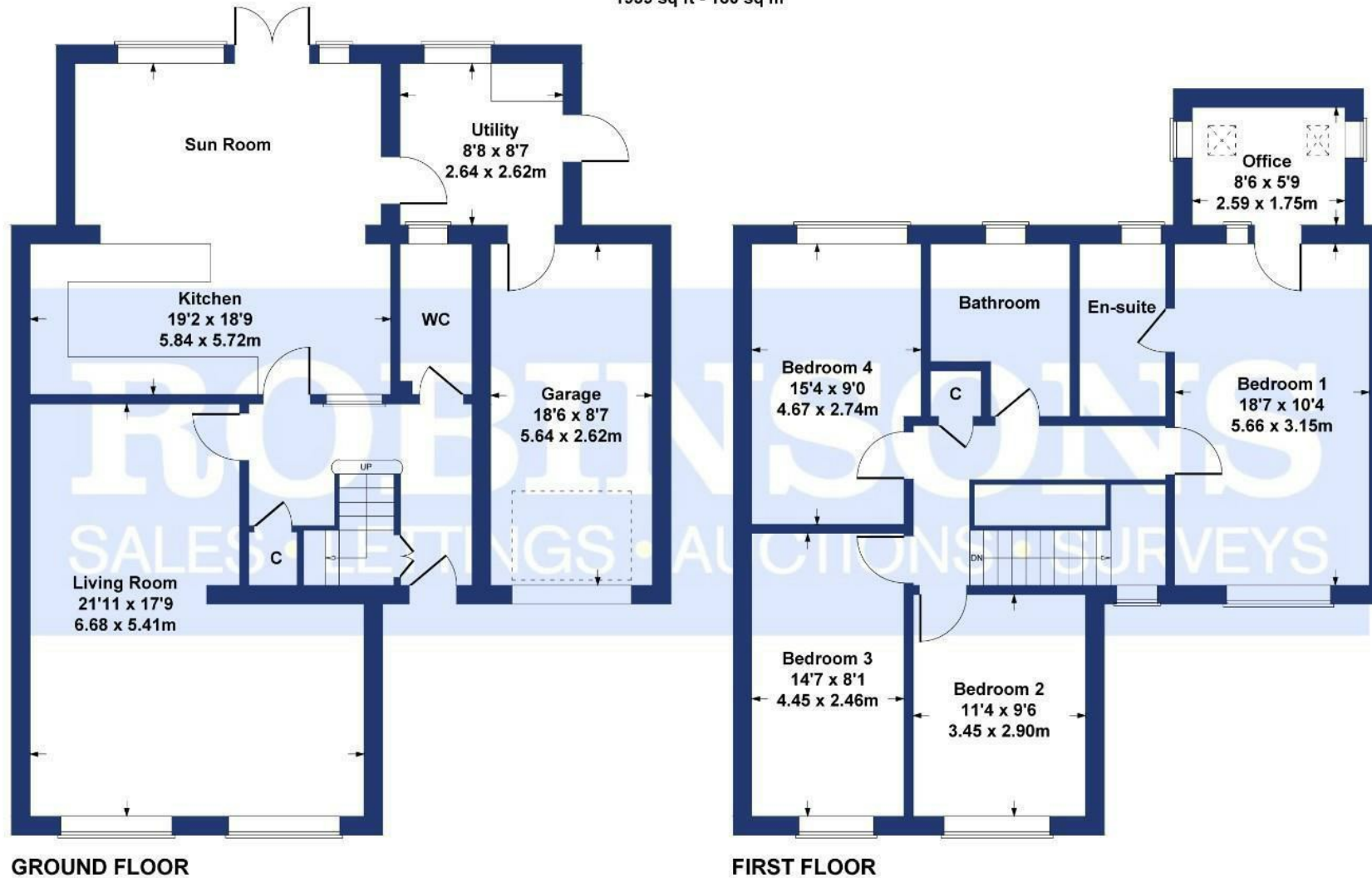
Energy Rating: C

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.

Cartmel Court

Approximate Gross Internal Area
1939 sq ft - 180 sq m

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	78
(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	



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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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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