



Parkside, Spennymoor, DL16 6SA  
3 Bed - House - Detached  
£315,000

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## Parkside Spennymoor, DL16 6SA

Robinsons are privileged to offer to the market this unique and Beautiful THREE/FOUR BEDROOM EXTENDED DETACHED FAMILY HOME. This stunning family home is located on Parkside on the ever popular Greenways development which is less than a ten minute walk from Spennymoor Town centre and local amenities. Jubilee Park lies a few minutes walk away and the property is ideal for a variety of buyers, including first time buyers and growing families. The property benefits from; large kitchen, stunning bathrooms, converted garage creating a playroom/bedroom four, UPVC DOUBLE GLAZING and GAS CENTRAL HEATING.

In brief the property comprises of; entrance porch, hallway which gives access to the converted garage and spacious lounge, large open plan modern kitchen/ diner / family room, useful utility room, ground floor W/C, to the first floor is three double bedrooms with master having the added bonus of ensuite facilities, the stunning family bathroom, plus a shower room. Externally to the front elevation is a easy to maintain garden, double driveway and a larger than average garage. To the rear there is a good sized easy to maintain garden and home bar. Giving all of the above early viewing is advised to avoid disappointment as properties like this rarely come to the market.

EPC Rating TBC  
Council Tax Band D



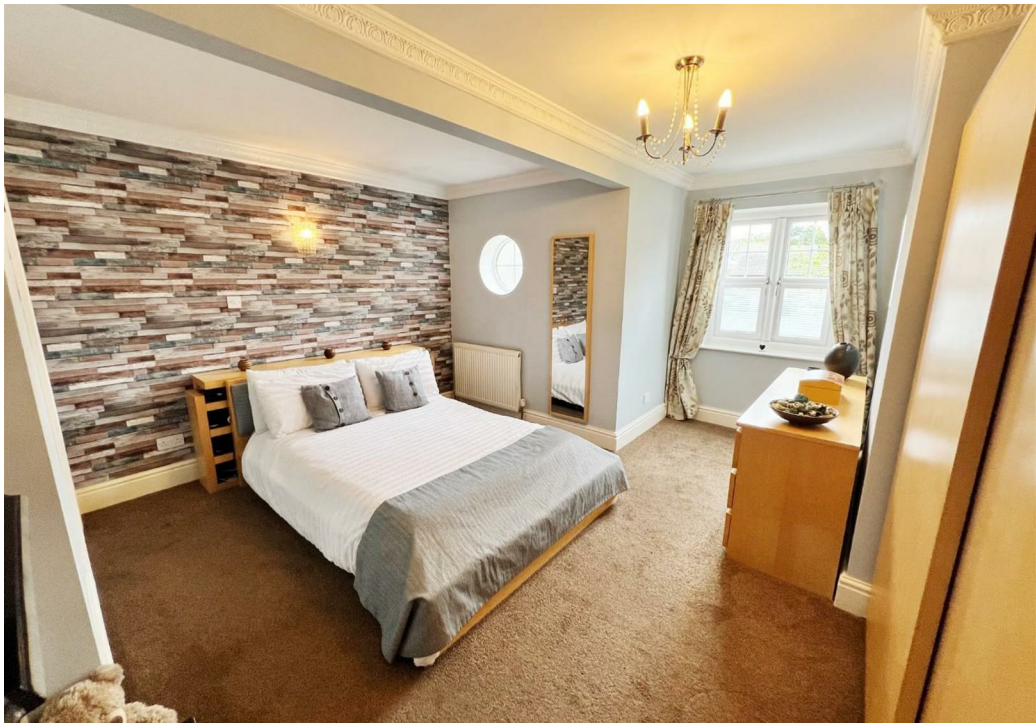
















#### Hallway

Tiled flooring, feature radiator, stairs to first floor.

#### Lounge

15'9 x 15'5 max points (4.80m x 4.70m max points)

Wood effect flooring, uPVC windows, feature radiator, gas fire and surround, uPVC bay window.

#### Bedroom Four/Study

6'1 x 16'2 (1.85m x 4.93m)

Quality flooring, radiator, uPVC window.

#### Kitchen/Dining Room/Family Room

20'2 x 17'7 (6.15m x 5.36m)

Modern wall and base units, integrated oven, hob, gas fire, space for american fridge freezer, quartz worktops, dishwasher, uPVC window, spotlights, velux windows, space for dining room table, feature radiators, french doors leading to the rear, storage cupboard.

#### Utility Room

8'5 x 7'5 (2.57m x 2.26m)

Wall and base units, radiator, stainless steel sink with mixer tap and drainer, plumbed for washing machine, space for dryer, tiled splashbacks, uPVC window, storage cupboard, access to rear, spotlights.

#### W/C

W/C, wash hand basin, chrome towel radiator, uPVC window, spotlights.

#### Landing

Loft access, storage cupboard, quality flooring.

#### Bedroom One

15'6 x 14'5 max points (4.72m x 4.39m max points)

UPVC windows, radiator.

#### En-Suite

Shower cubicle, wash hand basin, chrome towel radiator, uPVC window, spotlights, extractor fan.

#### Bedroom Two

11'4 x 11'6 max points (3.45m x 3.51m max points)

UPVC windows, radiator, wood effect flooring.

#### Bedroom Three

17'7 x 11'4 max points (5.36m x 3.45m max points)

UPVC window, radiator, wood effect flooring.

#### Bathroom

Free standing bath, separate shower cubicle, wash hand basin, W/C, tiled splashbacks, feature radiator, uPVC windows, extractor fan, spotlights.

#### Shower Room

Walk in shower cubicle, wash hand basin, W/C, feature radiator, tiled splashbacks, UPVC window, spotlights.

#### Externally

To the front elevation is an easy to maintain garden and double driveway which leads to a garage. While to the rear there is a beautiful enclosed garden and patio and useful storage shed.

#### Home Bar

21'4 x 11'4 (6.50m x 3.45m)

UPVC windows, electric radiator, spotlights.

#### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating:

Broadband:

Mobile Signal/Coverage:

Tenure: Freehold

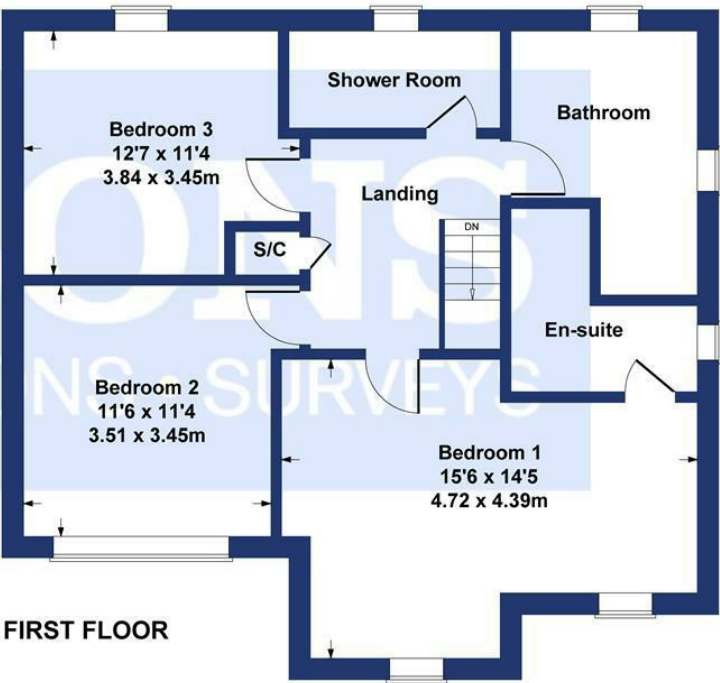
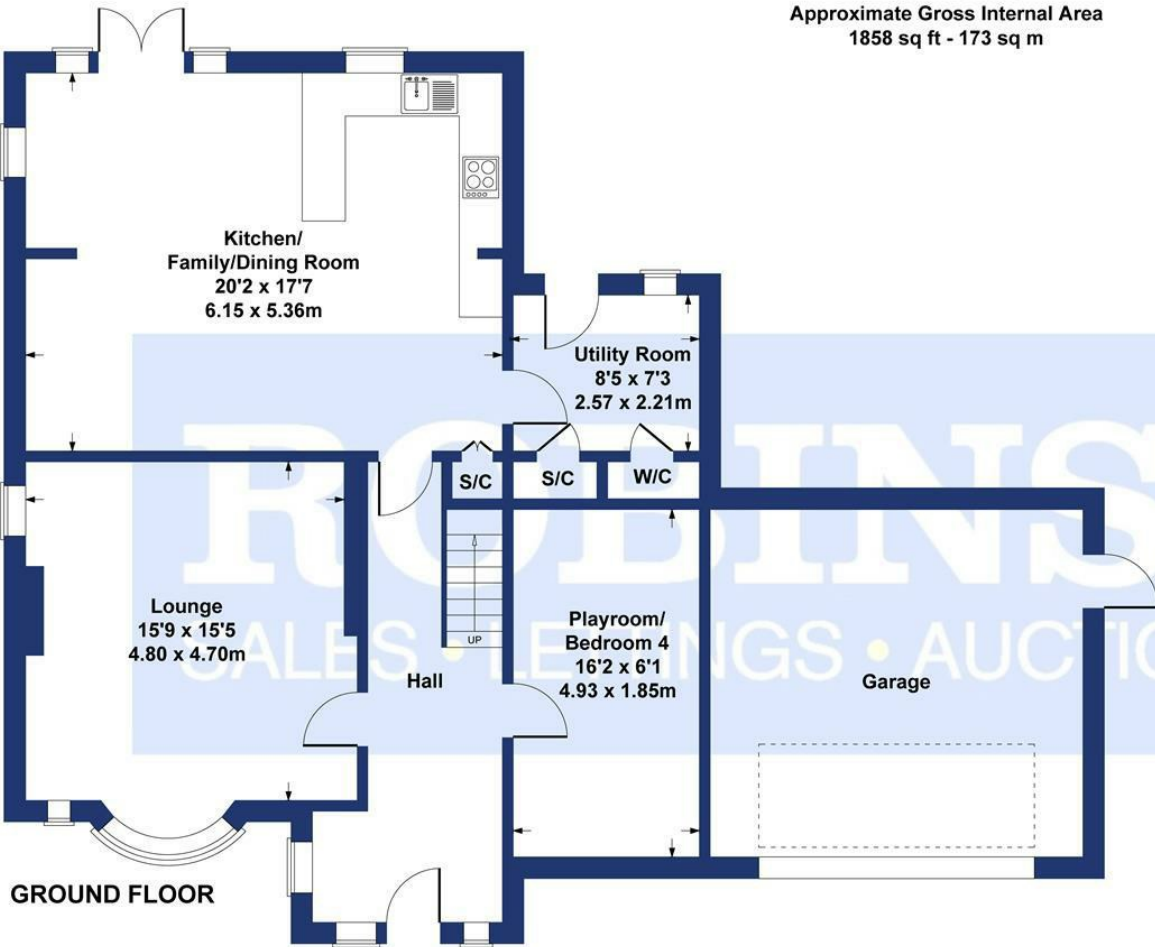
Council Tax: Durham County Council, Band D - Approx. £2,555.93 p.a

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.



**Parkside**  
Approximate Gross Internal Area  
1858 sq ft - 173 sq m



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

**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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