



Seven Hills Court, Spennymoor, DL16 6FH  
5 Bed - House - Detached  
Reduced £520,000

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# Seven Hills Court Spennymoor, DL16 6FH

Nestled in the desirable area of Seven Hills Court, Spennymoor, less than a mile away from Tudhoe Village this impressive detached house offers a perfect blend of space, comfort, and modern living. With five generously sized bedrooms, including two with ensuite facilities, this property is ideal for families seeking both privacy and convenience. The property is offered with no onward chain.

The heart of the home is a welcoming reception room that provides a warm and inviting atmosphere, perfect for entertaining guests or enjoying quiet family evenings. The layout of the house is thoughtfully designed to maximise space and light, ensuring that every corner feels open and airy.

Set on a large corner plot, the property boasts private gardens that offer a tranquil retreat from the hustle and bustle of daily life. These outdoor spaces are perfect for children to play, for hosting summer barbecues, or simply enjoying a peaceful moment in nature.

Additionally, the double garage provides ample storage and parking space, catering to the needs of modern living. This home is not just a place to live; it is a sanctuary that offers comfort, style, and a sense of community.

With its prime location in Spennymoor, and only five miles from Durham City Centre, residents will benefit from easy access to local amenities, fantastic schooling, and transport links throughout the North East. This makes the property an ideal choice for families and professionals alike. This property truly represents a wonderful opportunity to secure a spacious family home in a sought-after area.

The position of the house offers views from the rear aspect and garden over the Wear Valley, the garden and house are totally private and not overlooked. Garden with patio faces south and west catching the afternoon and evening sun. The front of the house gets the morning sun.























#### Hallway

Solid wood flooring, UPVC window

#### W/C

W/c wash hand basin, chrome towel radiator, tiled flooring extractor fan

#### Office / Study

11'6 x 8'6 (3.51m x 2.59m)

UPVC window, Spot lights, radiator

#### Lounge

26' x 14'8 (7.92m x 4.47m)

Gas fire and stunning surround, dual aspect UPVC windows, spot lights, radiator, two TV points

#### Kitchen / Diner

23'6 x 15'6 max points (7.16m x 4.72m max points)

Modern wall and base units, granite worktops, integrated extractor fan, dishwasher, space for American fridge freezer, space for range oven, central island with breakfast bar, storage and two double plug points with USB ports, TV point. Quality worktops with matching splashback, inset sink and drainer. Space for dining room table, tiled flooring with under floor heating, spot lights, UPVC window, access to utility and sun room.

#### Utility Room

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

Wall and base units, plumbed for washing machine, space for dryer, UPVC window, side access and access to garage, tiled flooring, radiator, spot lights and Vaillant gas central heating boiler.

#### Conservatory

15'4 x 7'5 (4.67m x 2.26m)

Tiled flooring with under floor heating, UPVC windows French doors leading to the rear, TV point.

#### Landing

Quality flooring, UPVC window, radiator, loft access, airing cupboard with large mains pressure water heater, heated by the gas boiler.

#### Bedroom One

25'1 x 17'3 max (7.65m x 5.26m max )

Velux window to rear, three feature radiators, quality flooring, UPVC window to front with views towards Meadowfield and Brandon. Walk-in wardrobes.

#### En-Suite

8'6 x 7'6 (2.59m x 2.29m)

Shower operated with remote control, wash hand basin with vanity unit, W/C, velux window, extractor fan, heated mirror, chrome towel rail, tiled splash backs.

#### Bedroom Two

14'9 x 11'8 (4.50m x 3.56m)

T.V point, quality flooring, radiator, fitted wardrobe, UPVC window with lovely outlook over Wear Valley.

#### En-Suite two

8'3 x 6'1 (2.51m x 1.85m)

Shower operated with remote control, wash hand basin, w/c, radiator, UPVC window, spot lights, extractor fan.

#### Bedroom Three

14'8 x 13'9 (4.47m x 4.19m)

UPVC bay window, radiator, spot lights, tv point, quality flooring

#### Bedroom Four

14'8 x 12'1 max (4.47m x 3.68m max)

UPVC window, TV point, spotlights, quality flooring, lovely outlook over Wear Valley. .

#### Bedroom Five

11'8 x 8'4 (3.56m x 2.54m)

UPVC window, radiator, lovely outlook over Wear Valley.

#### Bathroom

11'5 x 8'0 (3.48m x 2.44m)

White panelled bath, large walk in shower cubicle operated with a remote control, wash hand basin with vanity unit, chrome towel rail, tiled flooring and splash backs, spot lights, UPVC window, extractor fan.

#### Externally

To the front elevation is a large block paved driveway leading to a double garage, while to the rear is a beautiful enclosed private landscaped mature garden and stylish patio. The property also enjoys a lovely side garden.

#### Double Garage

20'5 x 19'5 (6.22m x 5.92m )

Power, lighting, twin electric door and burglar alarm controls with remote control.

#### Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains





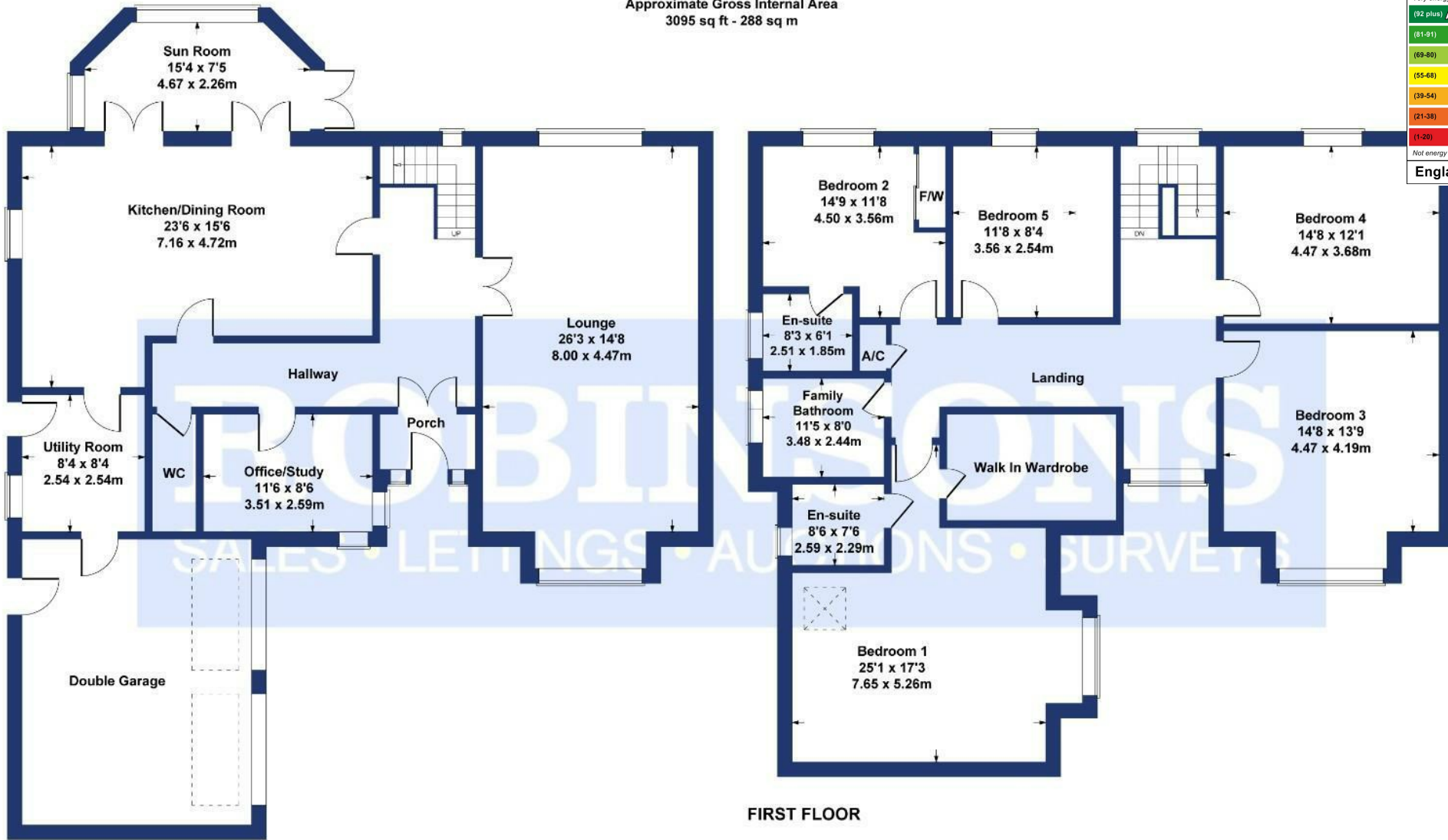




# Seven Hills Court

Approximate Gross Internal Area  
3095 sq ft - 288 sq m

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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