



Abbey Green, Spennymoor, DL16 6PD  
3 Bed - House - Detached  
£295,000

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## Abbey Green Spennymoor, DL16 6PD

Nestled in the charming area of Abbey Green, Spennymoor, this exquisite detached house offers a perfect blend of style and comfort. Originally designed as a four-bedroom home, it has been thoughtfully converted into a spacious three-bedroom residence, showcasing the current owners' impeccable taste and attention to detail.

Upon entering, you are greeted by a beautifully appointed lounge, featuring a striking bay window that floods the space with natural light. The heart of the home is undoubtedly the open-plan kitchen and dining area, which seamlessly flows into a delightful sunroom extension, creating an ideal setting for both entertaining and family gatherings.

This superbly presented property is situated within the desirable Durham Gate development, making it an excellent choice for commuters. With convenient access to nearby Durham City, Darlington, and Bishop Auckland, as well as the A1 motorway just a five-minute drive away, you will find yourself well-connected to the wider region.

Externally, the property boasts larger-than-average gardens that are easy to maintain, providing a lovely outdoor space for relaxation and enjoyment. Additionally, there is off-road parking and a garage, ensuring ample space for vehicles and storage.

Occupying what is believed to be the largest plot in this phase of the development, this home truly stands out. Viewing is highly recommended to fully appreciate the quality and charm this property has to offer. Don't miss the opportunity to make this stunning house your new home.

EPC Rating C  
Council Tax Band E

















#### Hallway

Radiator, quality flooring, storage cupboard.

#### W/C

W/C, wash hand basin, uPVC window, radiator, tiled flooring.

#### Lounge

13'7 x 13'4 max points (4.14m x 4.06m max points)

Quality flooring, radiator, uPVC bay window, tastefully decorated.

#### Kitchen/Diner

21'8 x 8'8 (6.60m x 2.64m )

Modern white and black units, integrated double oven, hob, extractor fan, fridge freezer, stainless steel sink with mixer tap and drainer, part tiled flooring, uPVC windows, radiators, space for dining room table, spotlights.

#### Utility Room

6'4 x 4'9 (1.93m x 1.45m )

Wall and base units, plumbed for washing machine, plumbed for dishwasher, stainless steel sink with mixer tap and drainer.

#### Sunroom

10'7 x 8'0 (3.23m x 2.44m)

Quality flooring, radiator, uPVC windows, french doors leading to rear garden.

#### Landing

Spotlights, loft access, storage cupboard.

#### Bedroom One

14'0 x 12'1 + bay (4.27m x 3.68m + bay)

Fitted wardrobes, quality flooring, radiator, uPVC bay window, uPVC window.

#### En-Suite

Double shower cubicle, wash hand basin, W/C, tiled flooring, radiator, uPVC window, spotlights, extractor fan.

#### Bedroom Two

15'8 x 14'8 max points (4.78m x 4.47m max points)

Formally bedroom two and three, quality flooring, dual aspect uPVC windows, fitted wardrobes, radiator.

#### Bedroom Three

10'2 x 9'1 (3.10m x 2.77m)

UPVC window, quality flooring, radiator.

#### Bathroom

White panelled bath, wash hand basin, W/C, tiled flooring and half tiled splashbacks, uPVC window, radiator.

#### 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 larger than average enclosed landscaped garden and patio area which would be ideal for the growing family.

#### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultra-fast 10000Mbps \*

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band E- Approx. £3,123.91 p.a

Energy Rating: C

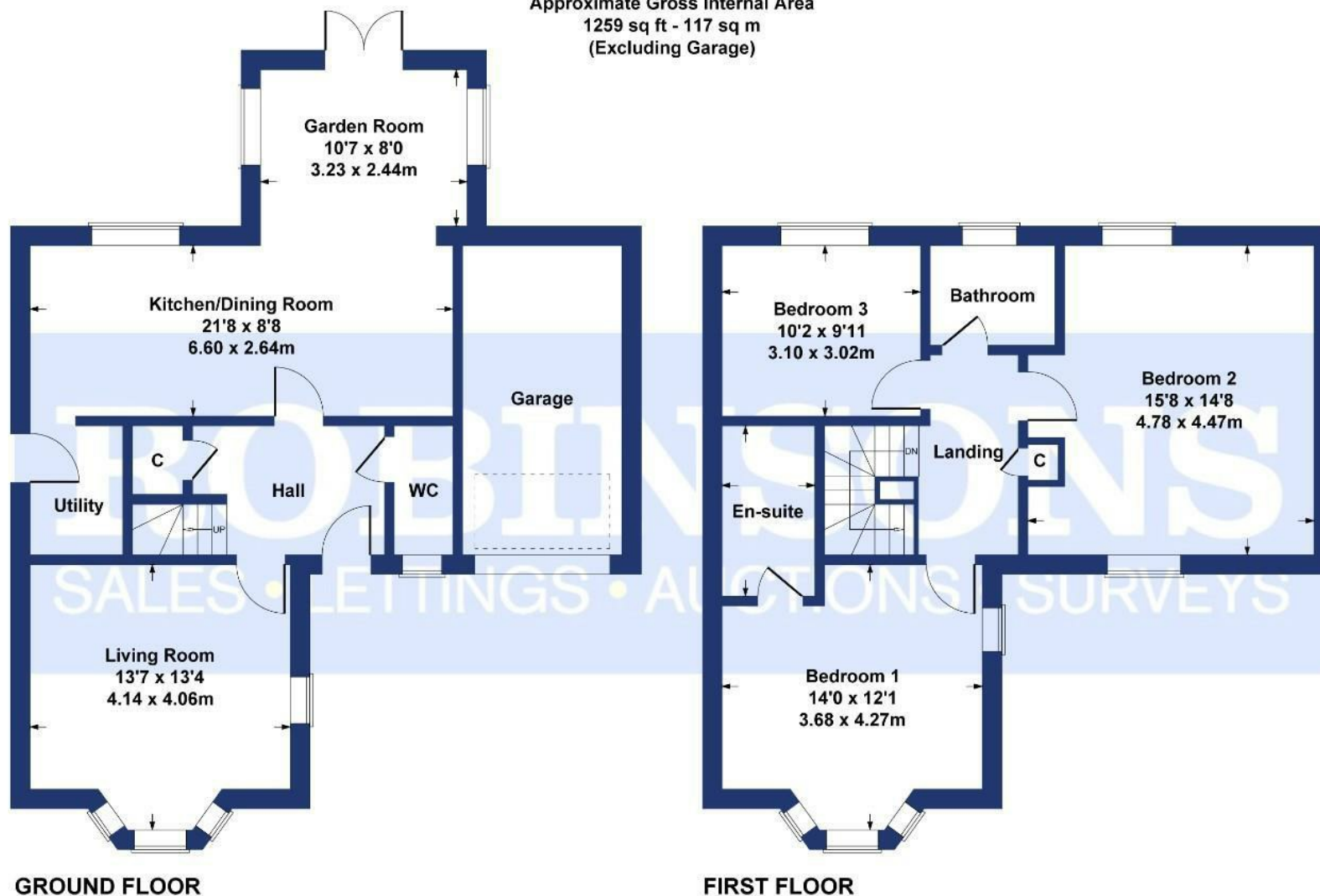


Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.

# Abbey Green

Approximate Gross Internal Area  
1259 sq ft - 117 sq m  
(Excluding Garage)

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>	78	86
(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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