



**Watson Park, Spennymoor, DL16 6NB**  
**4 Bed - House - Detached**  
**£262,500**

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**GREAT CORNER PLOT! IMMACULATE HOME! NO ONWARD CHAIN!** Located on what is believed to be one of the largest corner plots on Watson Park sits this **IMMACULATE FOUR BEDROOM DETACHED HOUSE** which is **NOT DIRECTLY OVERLOOKED TO THE FRONT AND BACK**. Durham Gate development is ideally located for the commuter travelling to nearby Durham City, Darlington, Teesside and Spennymoor Town Centre, local school and amenities lie approximately one and a half mile away. This lovely home would be an ideal purchase for the growing family and must be viewed internally to appreciate.

The property benefits from **UPVC DOUBLE GLAZING, GAS CENTRAL HEATING and SECURITY ALARM SYSTEM** and briefly comprises of **HALLWAY, LOUNGE, USEFUL STUDY, ATTRACTIVE KITCHEN/BREAKFAST ROOM, UTILITY ROOM and CLOAKROOM W/C**. Whilst to the first floor **FOUR WELL PROPORTIONED BEDROOMS, TWO with MIRRORED WARDROBES, MASTER with EN-SUITE FACILITIES and ATTRACTIVE FAMILY BATHROOM**. Externally the property sits on a wonderful corner plot with **LARGE GARDENS** to the **FRONT** which are not directly overlooked, **TARMAC DRIVEWAY** for **TWO to THREE CARS** leading to **DETACHED GARAGE** and **ENCLOSED REAR GARDENS**. In more detail the accommodation comprises of

EPC Rating C  
Council Tax Band D

### Hallway

Wood effect flooring, radiator, stairs to first floor, storage cupboard.

### Lounge

13'4 x 10'9 (4.06m x 3.28m)

Quality flooring, uPVC window, radiator.

### Study

7'3 x 7'2 (2.21m x 2.18m)

UPVC window, radiator, quality flooring.

### Kitchen/Diner

10'8 x 23'0 (3.25m x 7.01m)

Modern white wall and base units, integrated oven, hob, microwave, dishwasher, fridge freezer, uPVC window, radiator, stainless steel sink with mixer tap and drainer, central island, space for dining room table, radiator, french doors leading to rear, tiled splashbacks.

### Utility Room

7'6 x 5'4 (2.29m x 1.63m)

Base units, airing cupboard, plumbed for washing machine, space for dryer, tiled splashbacks, stainless steel sink with mixer tap and drainer.

### W/C

W/C, wash hand basin, radiator, extractor fan.

### Landing

UPVC window, radiator, loft access.

### Bedroom One

12'9 x 11'0 (3.89m x 3.35m )

Fitted wardrobes, radiator, uPVC window.

### En-Suite

Double shower cubicle, wash hand basin, W/C, uPVC window, extractor fan.

### Bedroom Two

11'0 x 8'9 (3.35m x 2.67m )

Fitted wardrobe, uPVC window, radiator.

### Bedroom Three

8'8 x 9'8 (2.64m x 2.95m)

UPVC window, radiator.

### Bedroom Four

12'1 x 7'3 (3.68m x 2.21m )

UPVC window, radiator.

### Bathroom

White panelled bath with shower over, wash hand basin, W/C, half tiled splashbacks, uPVC window, radiator, extractor fan.

### Externally

To the front elevation is a large garden and driveway which leads to the garage. While to the rear there is a good sized private garden with a decked area.

### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultra-fast 10000Mbps

Mobile Signal: Good

Tenure: Freehold

Council Tax: Durham County Council, Band: D approx.

£2,555.93 pa

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.







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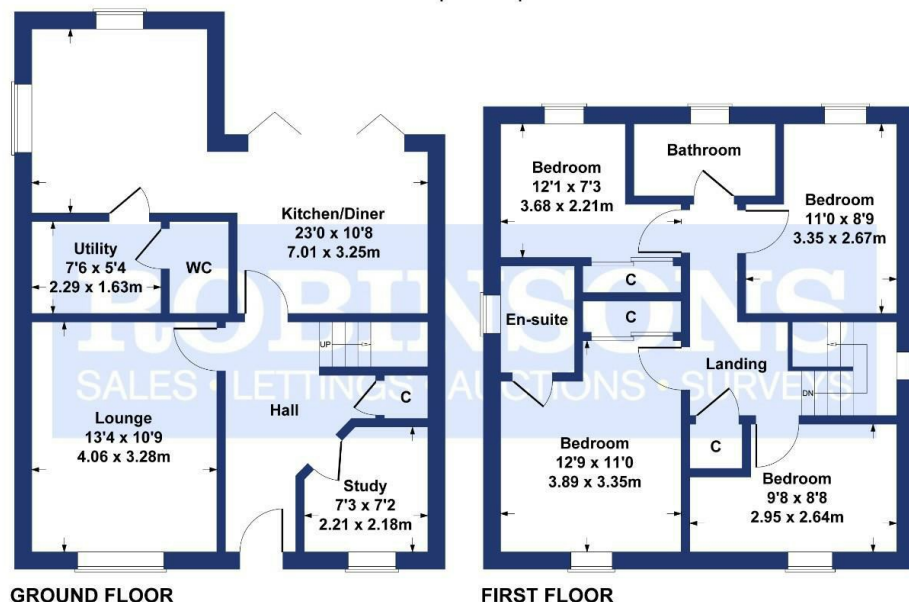
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Strategic Marketing Plan

Dedicated Property Manager

## Watson Park

Approximate Gross Internal Area  
1178 sq ft - 109 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 |         |           |
| (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                             | 79      | 88        |
| EU Directive 2002/91/EC                     |         |           |

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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