



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.

Living Room

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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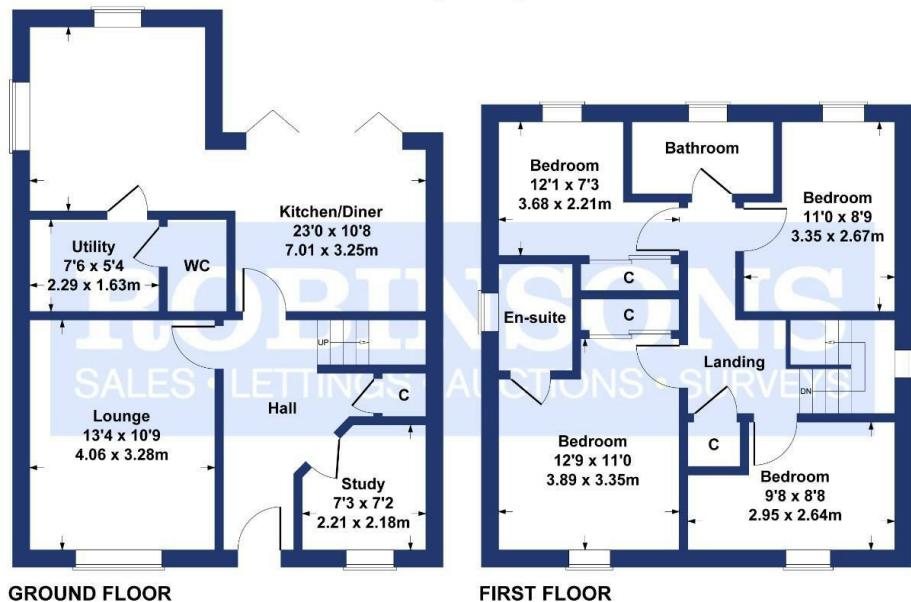
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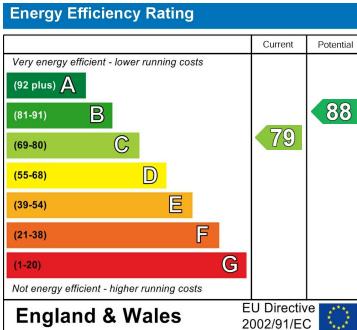
Watson Park
Approximate Gross Internal Area
1178 sq ft - 109 sq m



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



DURHAM

1-3 Old Elvet
DH1 3HL

T: 0191 386 2777 (Sales)
T: 0191 383 9994 (option1) (Lettings)
E: info@robinsonsdurham.co.uk

DURHAM REGIONAL HEAD OFFICE

19A old Elvet
DH1 3HL
T: 0191 383 0777
E: info@robinsonsdurham.co.uk

CHESTER-LE-STREET

45 Front Street
DH3 3BH
T: 0191 387 3000
E: info@robinsonsccls.co.uk

BISHOP AUCKLAND

120 Newgate Street
DL14 7EH
T: 01388 458111
E: info@robinsonsbishop.co.uk

CROOK

Royal Corner
DL15 9UA
T: 01388 763477
E: info@robinsonscrook.co.uk

SPENNYMOOR

11 Cheapside
DH16 6QE
T: 01388 420444
E: info@robinsonsspennymoor.co.uk

SEDGEFIELD

3 High Street
TS21 2AU
T: 01740 621777
E: info@robinsonssedgefield.co.uk

WYNYARD

The Wynd
TS22 5QQ
T: 0174 064 5444
E: info@wynyardfineandcountry.co.uk

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