



Abbey Green, DL16 6PD
4 Bed - House - Detached
Asking Price £225,000

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Abbey Green , DL16 6PD

Robinsons are pleased to present this immaculate four-bedroom detached house situated in the highly sought-after Durham Gate development in Abbey Green, Spennymoor. This splendid home is perfect for a growing family and offers a wonderful blend of comfort and convenience.

The property is ideally located, providing easy access to Spennymoor Town Centre, where you will find a variety of local shops, schools, and essential amenities. Additionally, it is well-positioned for commuters, with excellent transport links to Durham City, Darlington, and Teesside.

Upon entering, you are welcomed by a spacious entrance hall that leads to a well-appointed cloakroom. The generous lounge/diner features French doors that open onto the rear gardens, creating a bright and airy atmosphere. The kitchen/breakfast room is thoughtfully designed, offering ample space for family meals and entertaining.

On the first floor, you will find four well-proportioned bedrooms, including a master suite complete with en-suite facilities, ensuring privacy and comfort. The family bathroom is also beautifully presented, catering to the needs of the household.

Externally, the property boasts easy-to-maintain gardens, off-road parking, EV charging point and a garage, providing practical solutions for modern living. Additional features include UPVC double glazing and gas central heating, ensuring a warm and inviting environment throughout the year.

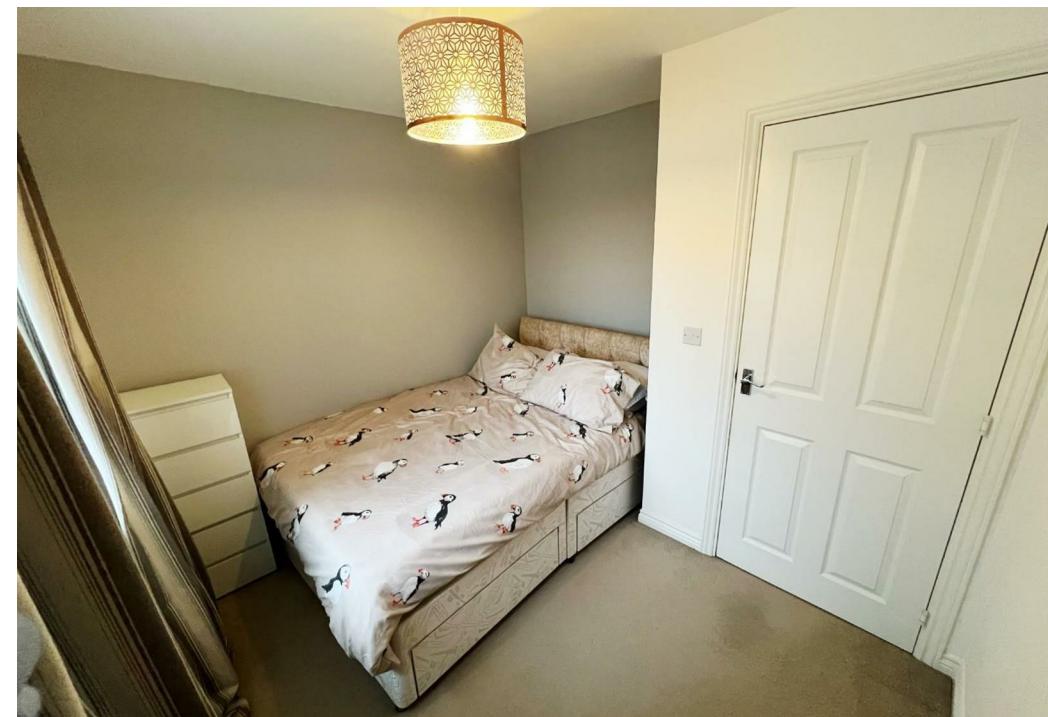
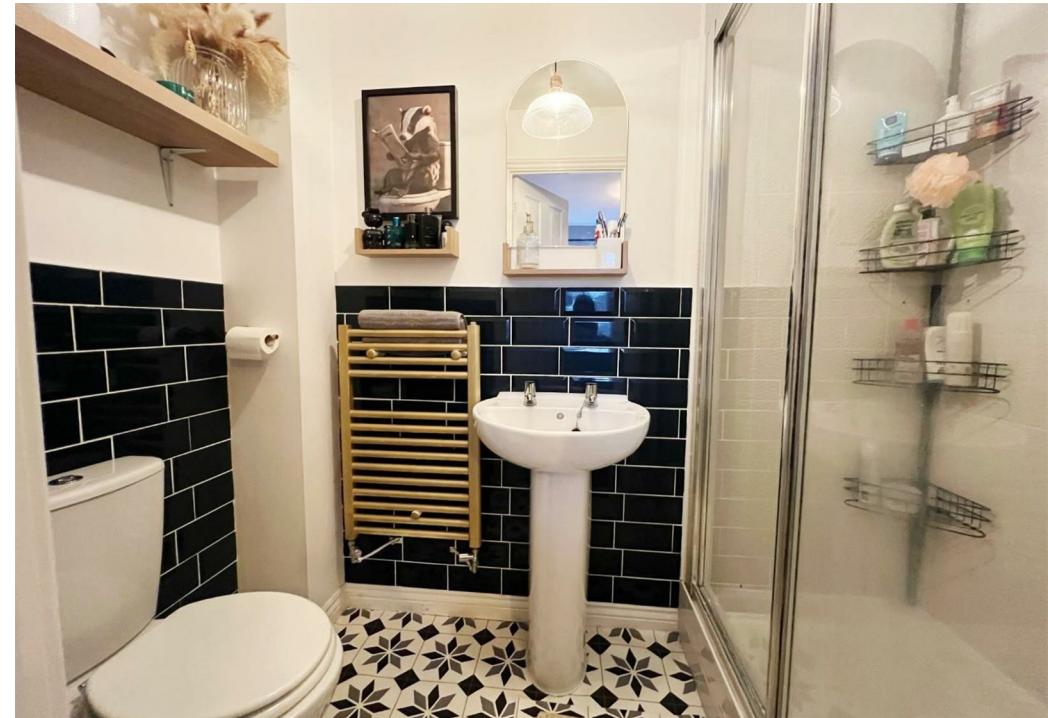
This delightful home is a must-see, and early viewing is highly recommended to avoid disappointment. Whether you are a growing family or simply seeking a spacious and well-located property, this house is sure to impress.

EPC Rating TBC
Council Tax Band D











Hallway

Quality flooring, radiator, stairs to the first floor.

W/C

W/C, wash hand basin, tiled splash backs, extractor fan, radiator.

Lounge / Dining room

239 x 104 max points (7.24m x 3.15m max points)

Quality flooring, radiator, Upvc window, space for dining room table, French doors leading to rear.

Kitchen

113 x 83 (3.43m x 2.51m)

White wall and base units, integrated oven, hob, extractor fan, plumbed for washing machine and dishwasher, space for fridge /freezer, tiled flooring, tiled splash backs, stylish sink with mixer tap and drainer, breakfast bar, Upvc window and radiator.

Landing

Airing Cupboard, Loft access.

Bedroom One

117 x 106 max points (3.53m x 3.20m max points)

Upvc windows, radiator, quality flooring, fitted wardrobes.

Ensuite

Shower cubicle, wash hand basin, W/C, tiled splash backs, heated towel rail, extractor fan.

Bedroom Two

131 x 77 max points (3.99m x 2.31m max points)

Upvc window, radiator.

Bedroom Three

109 x 75 max points (3.28m x 2.26m max points)

Upvc window, radiator.

Bedroom Four

91 x 89 max points (2.77m x 2.67m max points)

Upvc window, radiator.

Bathroom.

White panelled bath with shower over, wash hand basin, w/c, heated towel rail, tiled splash backs, Upvc window, extractor fan.

Externally

To the front elevation is a easy to maintain garden and double driveway which leads to a garage which has the added bonus of EV charging point, while to the rear there is a lovely enclosed garden and patio.

Agent Notes.

Council Tax: Durham County Council, Band D Approx. £2,671.45 PA

Tenure: Freehold

Property Construction – Standard - £158.00 p.a for ground maintenance on the estate.

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Electricity supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Electric

Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – no

Probate –NA

Rights & Easements – None known

Flood risk – refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – None known

Planning Permission – Nothing in the local area to affect this property that we are aware of. Accessibility/Adaptations – stair access only, no lift

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. 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 before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



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	

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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