


SIGNATURE

NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST





 Boyle Grove, Spennymoor DL16 6FA

Boyle Grove, Spennymoor DL16 6FA

Asking Price
£325,000

Welcome to the picturesque Durham Gate area in Spennymoor, nestled in the County Durham countryside and surrounded by the charming communities of Byers Green, Kirk Merrington, and Tudhoe. Signature North East Introduces this stunning new 4-bedroom, 2-bathroom detached house with 5 Year warranty left, epitomizing modern living at its finest. With its proximity to Durham and Newcastle, along with excellent transport links, this property is an ideal choice for families seeking to expand into a larger home. Durham Gate allure is further enhanced by its reputable schools and convenient access to Durham city centre, less than 6 miles away, ensuring a seamless commute.

Step through the inviting central hallway, granting access to the downstairs principal rooms. The spacious and luminous living room awaits, bathed in natural light streaming through the front bay window. A focal point fireplace adorns the media wall, offering a cosy ambiance for relaxation. Adjacent to the living room, the current office provides a convenient space for remote work, ensuring productivity from the comfort of home. The well-appointed kitchen/dining area boasts modern wall and base units, completed with integrated appliances, creating an airy and functional space for culinary pursuits. Transition effortlessly to the dining room, perfectly suited for hosting gatherings, with large French doors opening to the back garden. A convenient WC completes this level.

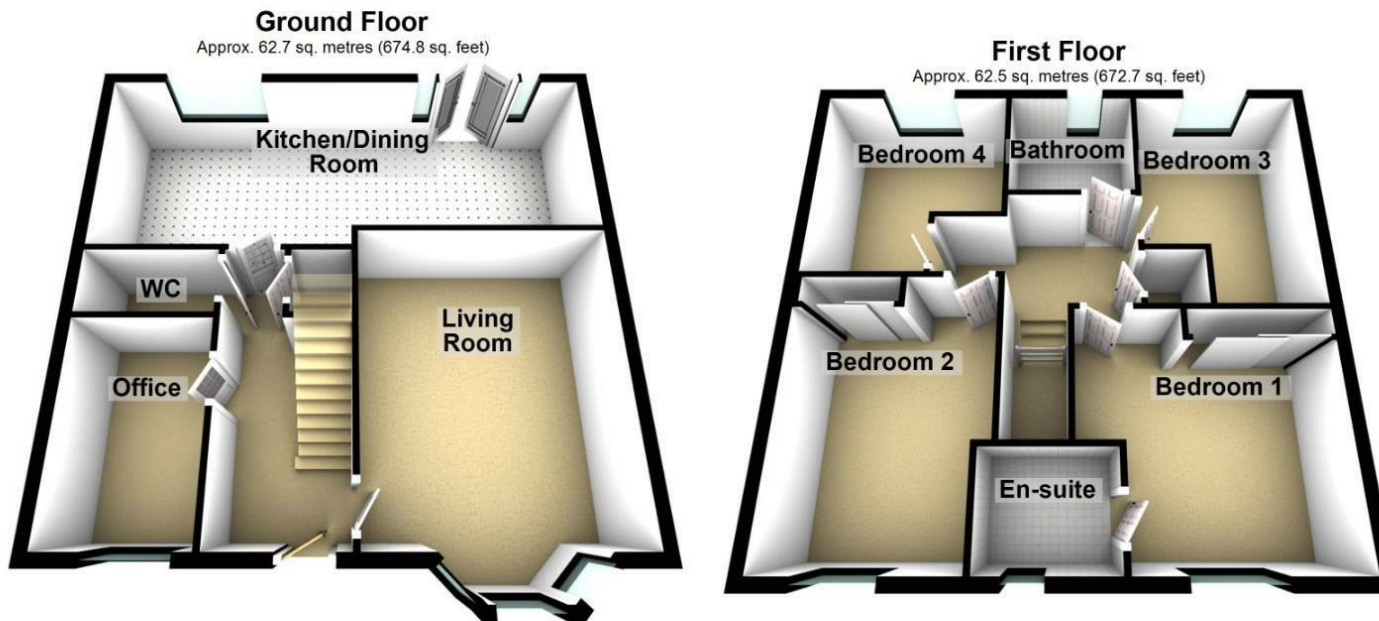
Ascend to the first floor to discover four generously sized bedrooms, two of which feature fitted wardrobes for added convenience. The master bedroom serves as a serene retreat, featuring an en-suite with a walk-in shower, hand basin, and WC. Completing this floor is the family bathroom, offering a bathtub, shower, hand basin, and WC, catering to the household's needs with style and comfort.

Externally, this home boasts a spacious garden adorned with lush lawn and a recently paved patio area, providing the perfect setting for outdoor relaxation and entertaining. The front garden has also been tastefully landscaped, enhancing the property's curb appeal. Parking is made easy with off-street parking via the driveway and a single car garage, ensuring convenience for residents and guests alike. Contact Signature North East today to arrange your viewing and secure your dream home in Spennymoor.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

PROPERTY FLOORPLAN



Total area: approx. 125.2 sq. metres (1347.5 sq. feet)

Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.
Plan produced using PlanUp.

Measurements:

- Living Room
15'5" x 12'8"
- Kitchen / Dining Room
26'7" x 10'6"
- Office
10'6" x 6'10"
- WC
6'10" x 3'4"
- Bedroom One
12'8" x 12'4"
- En Suite
6'5" x 5'4"
- Bedroom Two
13'10" x 10'1"
- Bedroom Three
12'9" x 9'0"
- Bedroom Four
11'0" x 10'1"
- Bathroom
6'9" x 6'2"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(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







More 5 Star Customer Reviews than any other Agent based in the North East on allAgents.co.uk



SALES

LETTINGS

FINANCE

LAW

WE COVER THE WHOLE OF THE NORTH EAST

Whitley Bay
0191 251 3344

Cramlington
01670 897 213

Tynemouth
0191 296 6689

Morpeth
01670 513 966

Ponteland
01661 820 082

Wallsend
0191 432 4151

Alnwick
01665 511 800

Heaton
0191 432 4275

Forest Hall
0191 266 9966

Other locations
0191 640 3523

Newcastle
0191 640 2284

Durham
0191 303 8252

Gosforth
0191 640 3523

Sunderland
0191 543 6390

Whickham
0191 432 5102

Gateshead
0191 432 4294

Jesmond
0191 281 1037

Killingworth
0191 640 3602

Ryton
0191 413 9845

Head Office &
Lettings
0191 253 4815

*Highest recommended 5-star reviews than any other Estate Agent based in the North East on allAgents.co.uk - The UK's Largest Customer Review Website for the Property Industry & Awarded Best Estate Agency 2018 & 2019 - North East England by SME News