



VENTURE  
PLATINUM

Dean Lane | Spennymoor  
Chain Free £260,000



Welcome to this charming four-bedroom detached family home located on Dean Lane just on the outskirts of Spennymoor. This property boasts a spacious reception room, perfect for entertaining guests or relaxing with your loved ones. With four generously sized bedrooms, there is ample space for the whole family to enjoy.

The property features two modern bathrooms, including an en suite shower room for added convenience. Additionally, the ground floor offers a utility room and a cloakroom WC, providing practicality for everyday living.

Parking will never be an issue with space for two vehicles, ensuring you always have a spot waiting for you. The rear landscaped garden is a tranquil oasis where you can unwind and enjoy the outdoors without leaving the comfort of your home.

This chain-free property is a rare find and offers a fantastic opportunity to make it your own without any delays. Don't miss out on the chance to own this beautiful detached house in a sought-after location. Contact us today to arrange a viewing and make this house your new home!

## Ground Floor

### Entrance Hallway

Via front composite entrance door, laminate wood flooring with under floor heating, vertical radiator and stairs to first floor.

### Ground floor WC

Having wc and wash hand basin set to vanity unit, black heated towel rail and laminate flooring.

### Lounge 3.986 x 4.396 (13'0" x 14'5")

With central heating radiator and uPVC double glazed window to front.

### Kitchen Diner 6.105 x 3.374 (20'0" x 11'0")

Fitted with a good range of cream high gloss wall and base units with contrasting work surfaces over, black one and a half bowl sink and drainer with matching mixer tap, integrated appliances to include electric oven gas hob, space for dishwasher and fridge freezer laminate flooring and uPVC double glazed window and French patio doors to rear. The kitchen also benefits from underfloor heating.

### Utility room

Having fitted base unit and work surface over, plumbing for washing machine and tumble dryer, shelving above.

## First Floor

### Landing

With loft hatch.

### Bedroom One 3.746 x 3.660 (12'3" x 12'0")

Having central heating radiator and uPVC double glazed window to front.

### Ensuite WC

With a double shower unit having electric shower over, wc and wash hand basin and central heating radiator.





**Bedroom Two 3.340 x 3.296 (10'11" x 10'9")**  
Having central heating radiator and uPVC double glazed window to rear.

**Bedroom Three 2.222 x 2.756 (7'3" x 9'0")**  
With central heating radiator and uPVC double glazed window to rear.





**Bedroom Four 2.173 x 2.367 (71" x 79")**

Having central heating radiator and uPVC double glazed window to front

**Bathroom/WC**

Fitted with a white suite comprising of panelled bath, wc and wash hand basin and extractor fan.

**External**

Rear enclosed landscaped garden with drainage system and garage to the rear.



### Other General Information

Tenure: Freehold

Gas and Electricity: Solar Panels

Sewerage and water: Mains

Broadband: Ultrafast Available Highest available download speed 9000 Mbps Highest available upload speed 9000 Mbps

Mobile Signal/coverage: Limited. We recommend you contact your provide to confirm coverage

Council Tax: Durham County Council, Band: D Annual price: £ 2,671.45 (Maximum 2025)

Energy Performance Certificate Grade A

Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.

Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

### Disclaimer

The preceding details have been sourced from the seller, OntheMarket.com and other third parties. Verification and clarification of this information, along with any further details concerning Material Information parts A, B and C, should be sought from a legal representative or appropriate authorities. Venture Properties (Crook) Limited cannot accept liability for any information provided.

### Energy Performance Certificate

To view the full Energy Performance Certificate please view the following link:

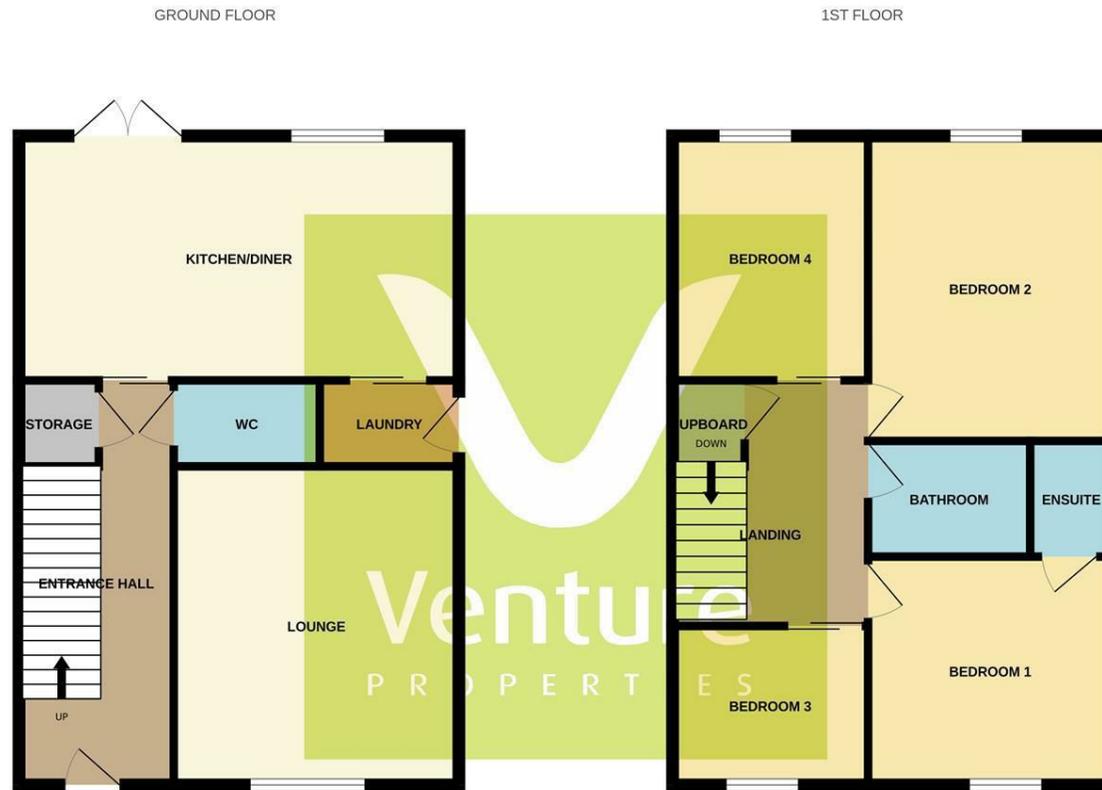
<https://find-energy-certificate.service.gov.uk/energy-certificate/0072-3942-2200-3444-5204>

EPC Grade A





# 23 Dean Lane | Spennymoor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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