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Lavender Crescent

Spennymoor, DL16 7BZ

Price £260,000

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Spacious and well presented four bedroomed family home situated on Lavender Crescent in Spennymoor. This double fronted property benefits from a single garage with driveway, large rear garden and four double bedrooms with the option to utilise the dining room as a fifth bedroom. Ideally positioned close to the town centre to allow for access to a range of local amenities including schools, supermarkets, high street shops, retail stores, local businesses, restaurants, cafes and leisure facilities. There is an extensive public transport system in the area allowing for access via bus to neighbouring towns and villages such as Bishop Auckland and Durham where further, more extensive amenities are available along with rail links. The A689 is nearby leading to the A1(M) both North and South.

In brief, the property comprises; an entrance hall leading into the living room, kitchen/diner, formal dining room/fifth bedroom and cloakroom to the ground floor. The first floor consists of the master bedroom with ensuite and Juliette balcony, three further double bedrooms and family bathroom. Externally, there is a single garage with up and over door and driveway providing off street parking. To the rear, there is a large enclosed garden mainly laid to lawn with patio space ideal for outdoor seating and furniture, perimeter borders hosting an array of mature trees and shrubbery.

Living Room 15'1" x 13'10" (4.61 x 4.23)
Bright and spacious living room situated to the front of the property offering plenty of space for furniture, benefiting from neutral decor, window to the front elevation and French doors leading into the rear garden.

Kitchen/Dining Room 20'10" x 11'0" (6.36 x 3.37)
The modern kitchen its fitted with a range of wall, base and drawer units, complementing wood work surfaces, tiled splash backs, sink/drainer along with an integrated gas hob, overhead extractor hood, electric oven with separate grill, microwave, fridge/freezer, dishwasher and washing machine, while the breakfast bar offers a great seating area. Plenty of space remains available for further free standing appliances along with a dining table and chairs. French doors lead out into the rear garden.

Dining Room 10'11" x 9'10" (3.33 x 3.0)
Currently utilised as a home office, the formal dining room could also be utilised as a fifth bedroom with plenty of space for furniture, neutral decor and dual aspect windows to the front and side elevations.

Cloakroom 6'2" x 3'3" (1.9 x 1.0)
Ground floor cloakroom fitted with a WC and wash hand basin.

Master Bedroom 15'4" x 11'1" (4.69 x 3.39)
Generously sized master bedroom offering space for a king-sized bed and further furniture, benefiting from a Juliette balcony and access leading into the ensuite.

Ensuite 6'5" x 5'4" (1.97 x 1.64)
The ensuite is fitted with a corner shower cubicle, WC and wash hand basin.

Bedroom Two 15'3" x 11'11" (4.66 x 3.65)
A second large double bedroom with space for a king-sized bed and further furniture, neutral decor and dual aspect windows to the front and rear.

Bedroom Three 12'1" x 8'6" (3.7 x 2.6)
Another well proportioned double bedroom with neutral decor and dual aspect windows to the front and side elevations.

Bedroom Four 12'1" x 8'6" (3.7 x 2.6)
A final double bedroom with neutral decor and fitted storage cupboard.

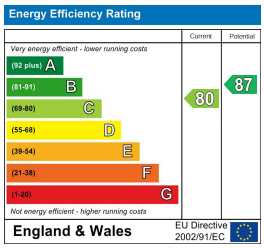
Bathroom 8'0" x 6'6" (2.45 x 2.0)
The modern family bathroom is fitted with a panelled bath with overhead shower, heated towel rail, WC and wash hand basin set within a vanity unit.

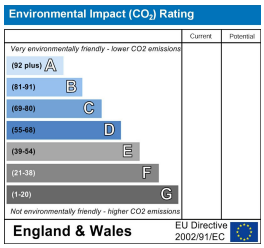
External
Externally, there is a single garage with up and over door and driveway providing off street parking. To the rear, there is a large enclosed garden mainly laid to lawn with patio space ideal for outdoor seating and furniture, perimeter borders hosting an array of mature trees and shrubbery.

Area Map

Floor Plans

Energy Efficiency Graph





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.
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