



Marske Way

Spennymoor DL16 7FL

Offers In The Region Of £324,950





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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Marske Way

Spennymoor DL16 7FL



- Exceptional position overlooking open fields and Burton Woods
- EPC Rating - B
- Landscaped easy to maintain gardens

- One of the development's most desirable David Wilson plots
- Spacious detached family home with four double bedrooms
- Walking distance to local schools, parks and amenities

- Double garage and generous double-width driveway
- Stunning open-plan kitchen/diner and family space
- Excellent commuter links to Durham, Darlington and the A1(M)

Occupying one of the most coveted positions on this highly regarded Whitworth development, this exceptional four-bedroom detached family home enjoys uninterrupted views across Burton Woods and neighbouring public open space. With only a handful of properties benefiting from such an enviable outlook, together with a generous double driveway and detached double garage, the property offers a rare combination of privacy, open green space and modern family living. Perfectly positioned for families, the open space to the front creates a wonderful sense of openness rarely found on modern developments, providing a safe and attractive environment while enjoying a peaceful woodland backdrop.

Beautifully presented throughout, the accommodation has been thoughtfully designed for contemporary family life. A welcoming open plan entrance leads to three versatile reception rooms, offering flexibility for formal entertaining, home working, a playroom or additional living space. At the heart of the home is the impressive open-plan kitchen and dining room, perfectly suited to everyday family living as well as hosting friends and family. A separate utility room and ground floor WC provide further practicality. To the first floor are four generous proportioned bedrooms, including a superb principal bedroom with fitted wardrobes and en-suite shower room, alongside a stylish family bathroom serving the remaining accommodation. Externally, the property continues to impress. The landscaped rear garden provides an attractive private outdoor entertaining space, while the double-width driveway and detached double garage offer excellent parking and storage. The garage has been enhanced to provide additional versatility, with one side currently used as a home gym featuring French doors to the front, while the other benefits from an electric remote-operated garage door.

GROUND FLOOR

Entrance Hall

Welcoming entrance hallway with staircase leading to the first floor, cloaks cupboard, built in seating, tiled flooring and radiator.

WC

Comprising of a low level WC, pedestal wash basin, tiled splashbacks and flooring, radiator and an extractor fan.

Living Room

17'6" x 11'11" (5.35 x 3.64)

Spacious reception room with a UPVC double glazed bay window to the front and two radiators. Opening through the family room.

Family Room

10'7" x 9'1" (3.24 x 2.77)

A flexible room which can be used to suit the needs of any buyer. Having UPVC double glazed french doors opening to the rear garden, tiled flooring and radiator.

Open Plan Kitchen and Dining Room

16'6" x 12'11" max (5.04 x 3.94 max)

An impressive open plan kitchen and dining room which is perfect for modern family living and entertaining.

The kitchen is fitted with a comprehensive range of units having wooden worktops incorporating a Belfast sink with mixer tap, a built in double oven and gas hob with stainless steel extractor over and integrated fridge and freezer. Further features include UPVC double glazed french doors opening to the rear garden, a further UPVC double glazed window, tiled flooring and two radiators.

Utility Room

5'6" x 5'5" (1.68 x 1.66)

Having coordinating units and worktops, plumbing for a washing machine, wall mounted gas central heating boiler, tiled flooring, radiator and external door to the side.

Study

7'0" x 6'8" (2.15 x 2.05)

With a UPVC double glazed window to the front, wood laminate flooring and radiator.

FIRST FLOOR

Landing

A galleried style landing with double airing/storage cupboard, radiator and access to the loft.

Bedroom One

12'6" x 11'9" (3.82 x 3.60)

Generous double bedroom with UPVC double glazed windows to the front and side, fitted wardrobes and radiator.

Ensuite

7'6" x 4'7" (2.30 x 1.41)

Fitted with a double cubicle having mains fed shower, pedestal wash basin and WC. Having part tiled walls, a heated towel rail, shaver point and extractor fan.

Bedroom Two

14'3" x 10'7" min (4.35 x 3.24 min)

Large double bedroom with a UPVC double glazed window to the front, built in wardrobes, additional storage cupboard and radiator.

Bedroom Three

10'11" x 10'4" (3.33 x 3.16)

Double bedroom with a UPVC double glazed window to the rear, built in wardrobes and radiator.

Bedroom Four

10'4" x 9'8" (3.17 x 2.97)

Further well proportioned bedroom with a UPVC double glazed window to the rear and radiator.

Bathroom/WC

6'11" x 5'6" (2.11 x 1.70)

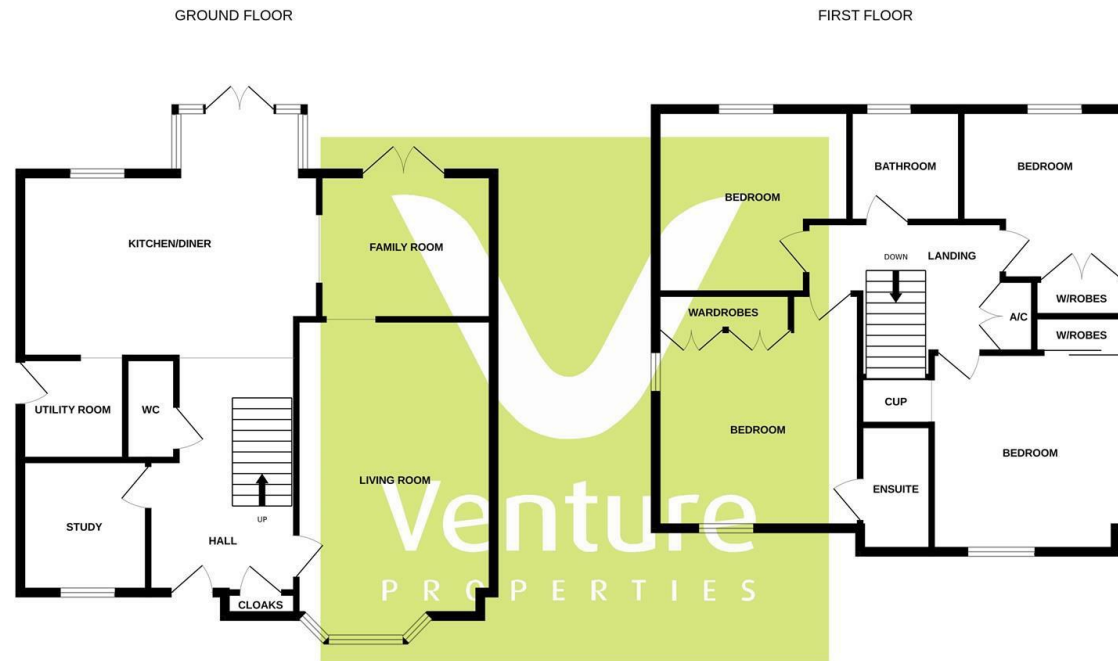
Stylish family bathroom comprising of a panelled bath with shower over, pedestal wash basin, WC, heated towel rail, part tiled walls, extractor fan and UPVC double glazed opaque window to the rear.

EXTERNAL

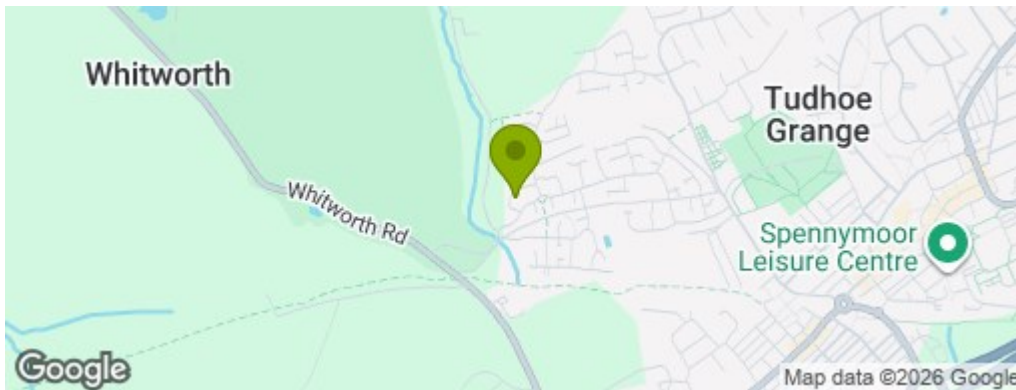
To the front of the property is an open plan garden and double driveway for off street parking. At the rear is an enclosed, landscaped garden with patio area extending across the rear of the house, lawned area and well stocked borders.

Double Garage

Double garage situated to the side of the property with one up and over door and one set of UPVC double glazed french doors.



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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Property Information

The location is ideally placed for families and commuters alike, with highly regarded schools, local amenities, countryside walks and transport links all within easy reach. Durham, Darlington, Teesside and the A1(M) are all conveniently accessible.

Combining one of the development's finest David Wilson plots, generous family accommodation and a truly exceptional outlook across woodland and open space, this is a rare opportunity to acquire one of Whitworth's most desirable homes. Early viewing is strongly recommended to appreciate the views.

Tenure: Freehold
 Gas and Electricity: Mains
 Sewerage and water: Mains
 Broadband: Check via OFCOM website.
 Mobile Signal/coverage: We recommend contacting your service provider for further information.
 Council Tax: Durham County Council, Band: E Annual price: £TBC (Maximum 2025)

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