

Dalton Wynd, Spennymoor, DL16 6FP
4 Bed - House - Detached
Asking Price £295,000

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Dalton Wynd
Spennymoor, DL16 6FP

Robinsons are delighted to present to the market this exceptional four-bedroom detached family home, built by Taylor Wimpey and enhanced with over £25,000 of premium upgrades. Benefitting from the remainder of the NHBC warranty, this beautifully presented property offers stylish, modern living and is sure to attract strong interest from a wide range of buyers.

Immaculately maintained throughout, the home is a true credit to its current owners and offers an impressive specification including Nest smart heating, full fibre broadband (FTTP), a Wi-Fi enabled alarm system, wooden shutter blinds, and high-quality fixtures and fittings throughout. All light fittings are included within the sale, providing a truly move-in-ready home.

The heart of the property is the stunning open-plan kitchen and dining area, complete with a comprehensive range of integrated appliances and French doors opening onto the rear garden. The accommodation further benefits from a spacious lounge featuring a striking fireplace with marble surround, a useful study/home office, a ground-floor WC, four generously sized bedrooms, a stylish en-suite to the principal bedroom, and a contemporary fully tiled family bathroom.

Situated on the highly sought-after Durham Gate development, on the edge of the estate, the property enjoys an excellent position offering convenient access to Durham City, Darlington, and Teesside, while remaining close to Spennymoor Town Centre, local schools, shops, and everyday amenities.

Externally, the property continues to impress with a large driveway providing off-street parking for up to four vehicles, a detached single garage, and a substantial enclosed rear garden, ideal for families and outdoor entertaining.

Early viewing is highly recommended to fully appreciate the quality, space, and location of this superb home.

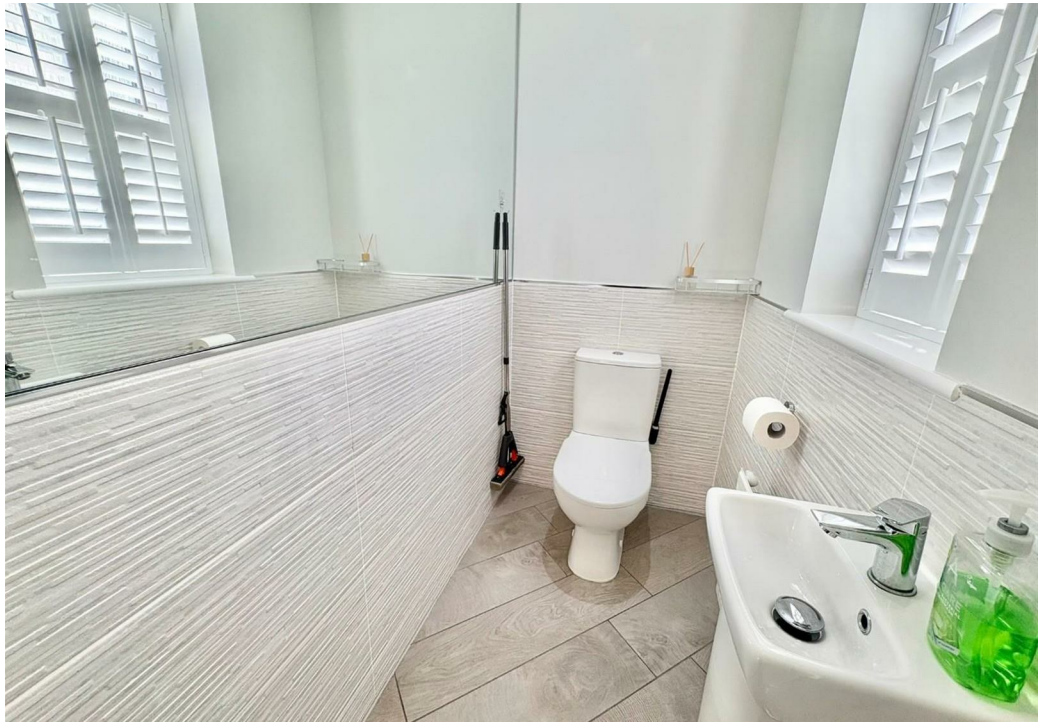
EPC Rating - B
Council Tax - D














AEG

















Hallway
Ceramic tiled flooring, stairs to the first floor, storage cupboard, radiator.

W/C
W/C, wash hand basin, half tiled surround, large mirrored wall feature, ceramic tiled flooring.

Lounge
11'09 x 15'09 (3.58m x 4.80m)
UPVC window, radiator, stunning fire with marble surround, shutter blinds, quality flooring, light fitting included.

Study
8'10 x 9'07 (2.69m x 2.92m)
UPVC window, radiator, shutter blinds, ceramic tiled flooring.

Kitchen/Diner
10'0 x 25'0 (3.05m x 7.62m)
Stunning wall and base units, integrated double oven, induction hob, extractor fan, fridge freezer, dishwasher, plumbed for washing machine, quartz worktops with splashbacks, sink with mixer/filter tap, ceramic tiled flooring, space for dining room table, uPVC window, spotlights, radiator, French doors leading to the rear garden.

Landing
Quality flooring, loft access, radiator, uPVC window, airing cupboard.

Bedroom 1
11'09 x 12'02 (3.58m x 3.71m)
UPVC window, fitted wardrobes, radiator, quality flooring.

En-suite
Double shower cubicle, wash hand basin, W/C, radiator, fully tiled, uPVC window, extractor fan, spotlights.

Bedroom 2
10'0 x 12'0 (3.05m x 3.66m)
Fitted wardrobes, radiator, uPVC window, quality flooring.

Bedroom 3
8'11 x 11'05 (2.72m x 3.48m)
Fitted wardrobes, radiator, uPVC window.

Bedroom 4
8'07 x 6'10 (2.62m x 2.08m)
Storage cupboard, radiator, uPVC window.

Bathroom
White panelled bath with shower over, wash hand basin, W/C, uPVC window, radiator, fully tiled, spotlights.

Externally
To the front elevation is an easy to maintain garden and long driveway, which leads to a detached garage. While to the rear, there is a large landscaped garden and patio.

Agents Notes
Council Tax: Durham County Council, Band D
Tenure: Freehold

Property Construction – Standard
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 – Gas Central Heating
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.

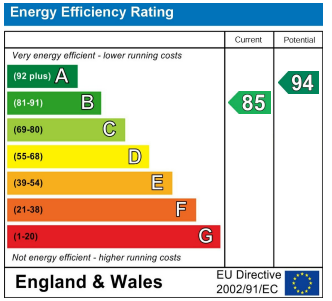












For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there 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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