Westerton Close, Binchester Moor, DL16 7BJ

3 Bed - House - Detached

£245,000

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Robinsons are delighted to present to the market this stunning, beautifully presented and EXTENDED THREE BEDROOM DETACHED HOME occupying a generous plot within a popular, quiet, and highly sought-after cul-de-sac on the outskirts of Spennymoor. Ideally positioned for convenient access to local bus routes, which are less than a five-minute walk away, the property is also within easy reach of Spennymoor Town Centre, local amenities, parks, schools, and leisure facilities, all located just over a mile away. The home is perfectly suited to commuters, with excellent transport links to Durham City, Darlington, and Teesside, while the A1(M) is less than a ten-minute drive away. Properties within this desirable location rarely become available, and early viewing is highly recommended to avoid disappointment.

The accommodation briefly comprises: an inviting ENTRANCE HALLWAY, GROUND FLOOR WC, spacious LOUNGE with a feature UPVC bay window, SEPARATE DINING ROOM, contemporary KITCHEN and a fantastic FAMILY ROOM EXTENSION overlooking the beautiful rear garden, creating the perfect space for modern family living. To the first floor, the landing provides access to THREE GENEROUSLY SIZED BEDROOMS, with the principal bedroom benefitting from fitted wardrobes and a stylish EN-SUITE SHOWER ROOM. A well-appointed FAMILY BATHROOM completes the first-floor accommodation. Externally, the property enjoys attractive GARDENS to the front, together with a DRIVEWAY PROVIDING OFF ROAD PARKING and access to the GARAGE. To the rear, there is a delightful, PRIVATE ENCLOSED GARDEN, offering an ideal outdoor space for relaxing, entertaining, and family enjoyment.

Council Tax Band D
EPC Rating D

Entrance Hallway
With storage cupboard, solid wood flooring, central heating radiator and stairs leading to the first floor.

Ground Floor WC
With wash hand basin, wc, solid wood flooring and central heating radiator.

Lounge
17'1x13'8 (max) (5.21mx4.17m (max))
With stunning electric fire and surround, central heating radiator and upvc bay window.

Dining Room
11'1x9'3 (3.38mx2.82m)
With central heating radiator and upvc window.

Kitchen
10'8x9'1 (3.25mx2.77m)
Fitted with a stunning range of wall and base units, solid wood work surfaces, sink unit with mixer tap, tiled splash backs, integrated oven, hob, extractor fan, dishwasher, space for an American fridge freezer, spot lights to ceiling, solid wood flooring, central heating radiator and access to garage.

Family Room
22'3x10'2 (6.78mx3.10m)
With solid wood flooring, spot lights to ceiling, central heating radiator, sliding patio doors and velux window.

First Floor

Landing
With upvc window and access to loft space.

Bedroom 1
15'5x10'2 (4.70mx3.10m)
With built in wardrobes, central heating radiator and upvc window with stunning outlook.

En-Suite
With large walk in shower cubicle, wash hand basin, wc, fully tiled, chrome towel rail and upvc window.

Bedroom 2
13'x9'1 (3.96mx2.77m)
With central heating radiator and upvc window with stunning outlook.

Bedroom 3
9'1x8'5 (2.77mx2.57m)
With central heating radiator and upvc window with stunning outlook.

Bathroom/wc
Fitted with a modern suite comprising panelled bath, wash hand basin, wc, extractor fan, central heating radiator and upvc windows.

Externally
To the front of the property there is an easy to maintain garden with driveway which leads to the garage. To the rear there is an easy to maintain garden with patio area.

Agents Notes
Council Tax: Durham County Council, Band D
Tenure: Freehold
Estate Management Charge – NA

Property Construction – Standard
Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only
Gas Supply - Mains
Electricity supply – Mains
Water Supply – Mains (not metered)
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 – NA
Probate – n/a
Rights & Easements – None known, check with seller
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 – check with seller
Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.
Accessibility/Adaptations – NA
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. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £35 + VAT (£42 including VAT) per individual purchaser applies for carrying out these checks.

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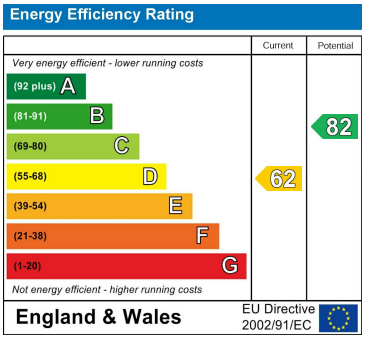

DURHAM
1-3 Old Elvet
DH1 3HL
T: 0191 386 2777 (Sales)
T: 0191 383 9994 (option1) (Lettings)
E: info@robinsonsdurham.co.uk

DURHAM REGIONAL HEAD OFFICE
19A old Elvet
DH1 3HL
T: 0191 383 0777
E: info@robinsonsdurham.co.uk

CHESTER-LE-STREET
45 Front Street
DH3 3BH
T: 0191 387 3000
E: info@robinsonscls.co.uk

BISHOP AUCKLAND
120 Newgate Street
DL14 7EH
T: 01388 458111
E: info@robinsonsbishop.co.uk

CROOK
Royal Corner
DL15 9UA
T: 01388 763477
E: info@robinsonscrook.co.uk

SPENNYMOOR
11 Cheapside
DH16 6QE
T: 01388 420444
E: info@robinsonsspennymoor.co.uk

SEDGEFIELD
3 High Street
TS21 2AU
T: 01740 621777
E: info@robinsonssedgefield.co.uk

WYNYARD
The Wynd
TS22 5QQ
T: 0174 064 5444
E: info@ robinsonswynyard.co.uk

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