



Bewick Way, Middlestone Moor, DL16 7GU  
3 Bed - House - Detached  
Reduced £170,000

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\*\* No onward chain\*\*

Nestled in the desirable area of Bewick Way, Middlestone Moor, this charming detached house, built by Gleeson Homes in 2022, is now available for sale. With the added benefit of a 10 Year Builders warranty, this property is perfect for families seeking a modern and comfortable home in a vibrant community.

Upon entering, you are welcomed by an inviting vestibule that leads to a spacious living room, ideal for relaxation and family gatherings. The well-appointed kitchen diner features stylish matt grey units, offering ample storage and integrated appliances, along with space for additional free-standing ones. A convenient cloakroom with a WC completes the ground floor layout.

The first floor boasts three well-proportioned bedrooms, including two generous doubles and a good-sized single. The master bedroom benefits from an ensuite shower room, providing a private retreat, while the family bathroom serves the other bedrooms with ease.

Externally, the property offers ample parking on the driveway, complemented by a garage for additional storage. The gardens are designed for family enjoyment, predominantly laid to lawn with a spacious patio area at the rear, perfect for outdoor entertaining or simply soaking up the sun.

Situated on the edge of Spennymoor, this development is well-connected to a variety of shops, eateries, and essential services, making it an ideal location for families. The area is also dog-friendly, with numerous walking paths nearby. Families will appreciate the proximity to several primary schools, including Middlestone Moor Academy, Rosa Street, Ox Close, and St Charles, all rated as "good" by Ofsted.

This delightful home offers a wonderful opportunity for those looking to settle in a thriving community, combining modern living with the charm of family life.

EPC Rating B  
Council Tax Band C

#### Hall

**Lounge**  
15'1 x 9'6 (4.60m x 2.90m)

**Kitchen / Diner**  
13'1 x 7'3 (3.99m x 2.21m)

#### W/C

#### Landing

**Bedroom One**  
12'6 x 9'2 (3.81m x 2.79m)

**Ensuite**  
9'2 x 3'3 (2.79m x 0.99m)

**Bedroom Two**  
13'1 x 10'10 (3.99m x 3.30m)

**Bedroom Three**  
10'6 x 7'3 (3.20m x 2.21m)

**Bathroom**  
5'11 x 5'11 (1.80m x 1.80m)

#### Externally

**Garage**  
15'5 x 8'10 (4.70m x 2.69m)

**Agent Notes**  
Electricity Supply: Mains  
Water Supply: Mains  
Sewerage: Mains  
Heating: GCH  
Broadband: Ultra-fast 1800Mbps \*  
Mobile Signal: Good  
Tenure: Freehold  
Council Tax: Durham County Council, Band C - Approx. £2,271.95 p.a  
Energy Rating: B

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. 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. Robinsons cannot accept liability for any information provided.

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 £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



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## Bewick Way

Approximate Gross Internal Area  
883 sq ft - 82 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025

Energy Efficiency Rating	
Current	Potential
	95
83	

Very energy efficient - lower running costs

(92 plus) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

(21-38) F

(1-20) G

Not energy efficient - higher running costs

England & Wales

EU Directive 2002/91/EC

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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