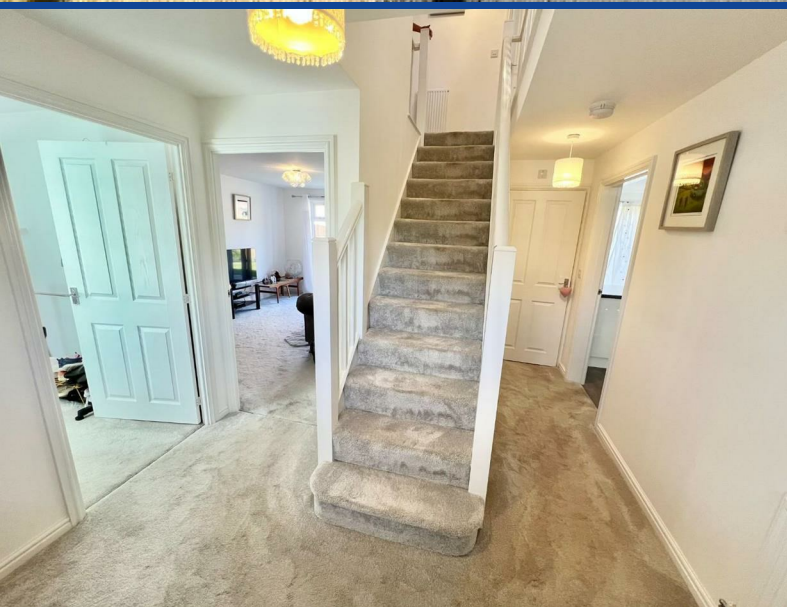




Blenkin Way, Spennymoor, DL16 6BG
4 Bed - House - Detached
£259,950

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Robinsons are delighted to bring to the market this exceptional four-bedroom family home, built by the highly regarded Taylor Wimpey and situated on the sought-after Durham Gate development. Beautifully presented throughout with stylish, contemporary décor, this impressive property is a true credit to the current owners and must be viewed at the earliest opportunity to fully appreciate the quality, space and accommodation on offer.

Ideally positioned for commuters, the property enjoys excellent transport links to Durham City, Darlington and Teesside, whilst also being conveniently located for Spennymoor town centre, well-regarded schools, shops and a wide range of local amenities.

The accommodation briefly comprises of:- welcoming entrance hallway, ground floor WC, spacious lounge, and a superb open-plan kitchen/dining room, both benefiting from French doors opening onto the rear garden, creating an ideal space for modern family living and entertaining. To the first floor are four generous double bedrooms, including a stylish principal bedroom with fitted wardrobes and contemporary en-suite facilities, together with a modern family bathroom. Externally, the property features an attractive, low-maintenance garden to the front elevation. To the rear is a private, enclosed garden, perfect for families and outdoor entertaining, with access to the driveway and detached garage.

Early viewing is highly recommended to avoid disappointment.

EPC Rating B
Council Tax Band D

Hallway

Radiator, stairs to first floor, quality floor covers, radiator, storage cupboard

W/C

W/C, wash hand basin, half tiled, radiator, stylish flooring

Lounge

11'0" x 15'0" (3.35 x 4.57)

Quality floor covers, french doors leading to rear garden, radiators

Study

7'7" x 7'2" (2.31 x 2.18)

uPVC window, radiator, quality floor covers

Kitchen/Diner

9'4 x 22'2 (2.84m x 6.76m)

White wall and base units, integrated oven, hob, extractor fan, fridge and freezer, dish washer, washer, stainless steel sink with mixer tap, tiled splash backs, radiator, utility area, stylish flooring, french doors leading to rear garden

Landing

Quality floor covers, radiator, loft access

Bedroom One

11'2" x 13'3" (3.40 x 4.04)

Space for king sized bed, fitted wardrobes, uPVC window, radiator

En-suite

Shower cubicle, wash hand basin, w/c, radiator, tiled splash backs, Upvc window.

Bedroom Two

9'7" x 11'10" (2.92m x 3.61m)

Quality floor covers, radiator, uPVC window

Bedroom Three

9'7" x 10'5" (2.92 x 3.18)

Quality floor covers, radiator, uPVC window

Bedroom Four

10'5" x 8'11" (3.18m x 2.72m)

Quality floor covers, radiator, uPVC window

Bathroom

White panel bath, wash hand basin, W/C, radiator, half tiled. uPVC window, radiator

Externally

To the rear is a lovely enclosed and private garden, access to driveway and garage. To the front elevation is a pleasant garden which will be easy to maintain.

Agents Notes

Council Tax: Durham County Council, Band D

Tenure: Freehold

Estate Management Charge – £158.00 per annum approx

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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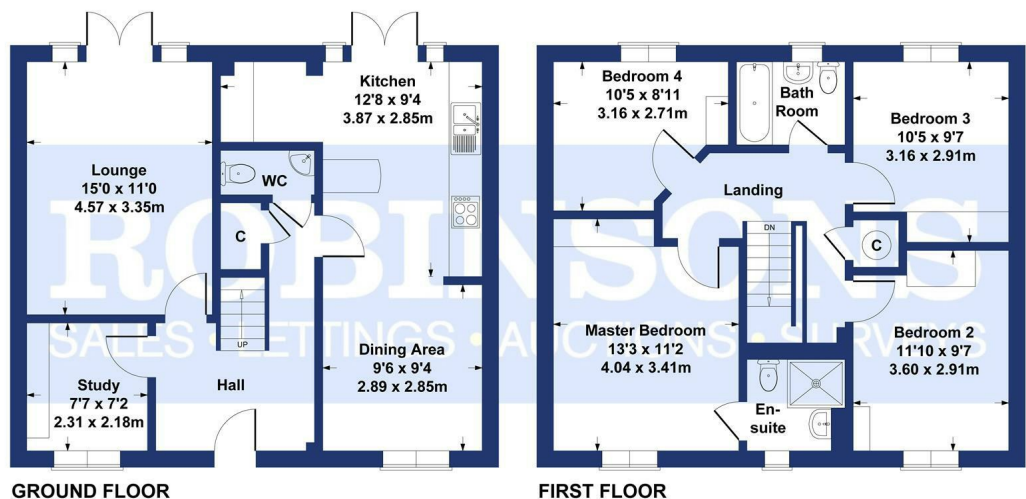
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Blenkin way

Approximate Gross Internal Area
1249 sq ft - 116 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. 2026

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(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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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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