



Magnolia Walk

Spennymoor DL16 7EP

Offers In The Region Of £199,950





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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Magnolia Walk

Spennymoor DL16 7EP



- Superb family home
- EPC Rating - C
- Can be sold with no onward chain

- Four well proportioned bedrooms
- Competitively priced
- Stunning master bedroom with juliet balcony and en-suite

- Beautifully presented
- Lovely outlook to the front
- Impressive open plan living and dining room

This attractive detached property enjoys a lovely outlook to the front and offers spacious accommodation including four well proportioned bedrooms, perfectly designed with family buyers in mind. The property has been competitively priced and is beautifully presented, making early viewing highly recommended.

At the edge of this sought after development, which has excellent access to Spennymoor, Bishop Auckland and Durham City, this fantastic home has an impressive floor plan comprising of a welcoming entrance hallway with cloakroom/WC, impressive 20ft living and dining room with french doors opening in to the garden, large kitchen with breakfast bar which is perfect for modern living and a separate reception room that can be used to suit the needs of any buyer. To the first floor there are four good sized bedrooms sharing the modern family bathroom. The superb master bedroom has a juliet balcony to make the most of the views, as well as an en-suite shower room. Externally there is an easy maintenance lawned garden to the front, an enclosed garden to the rear along with a garage and driveway to the rear.

GROUND FLOOR

Entrance Hall

Large, welcoming hallway entered via double glazed front door. Having a return staircase leading to the first floor, large storage cupboard, recessed spotlighting, wood laminate flooring and radiator.

WC

With low level WC, pedestal wash hand basin, extractor fan and radiator.

Open Plan Living and Dining Room

20'7" x 12'0" (6.28 x 3.66)

Impressive and very spacious living room having a UPVC double glazed window to the rear aspect and french doors opening in to the rear garden, wood flooring and two radiators.

Study/Family Room

9'0" x 8'2" (2.75 x 2.51)

A further flexible reception room which can be used to suit the needs of any buyer. Having a UPVC double glazed window to the front aspect and radiator.

Kitchen

16'1" x 8'3" (4.92 x 2.54)

A generous open plan kitchen with breakfast area which is perfect for modern family living. The kitchen area is fitted with a modern range of wall and base units having contrasting worktops incorporating a stainless steel sink and drainer unit with mixer tap, built in oven, gas hob with extractor over and plumbing for both a washing machine and dishwasher, fridge/freezer space and cupboard housing the combi gas central heating boiler. Further features include a UPVC double glazed window to the front, a breakfast bar, laminate flooring and radiator.

FIRST FLOOR

Landing

With a UPVC double glazed window to the side aspect, radiator, storage cupboard housing the hot water tank and access to the loft which has retractable ladder access and lighting.

Master Bedroom

12'11" x 10'11" (3.96 x 3.33)

Beautiful master bedroom situated to the front with french doors opening on to a juliet balcony. Having a radiator and access to the en-suite shower room.

Ensuite

7'5" x 4'7" (2.28 x 1.40)

Modern white suite comprising of a cubicle with mains fed shower, WC and wash basin set to a vanity unit. Having an extractor fan, heated towel rail, recessed spotlighting, illuminated vanity mirror and UPVC double glazed window to the side.

Bedroom Two

12'8" x 9'0" (3.88 x 2.75)

Generous double bedroom situated to the rear of the property with a UPVC double glazed window and radiator.

Bedroom Three

9'5" x 9'4" (2.88 x 2.85)

Double bedroom situated to the front of the property having a UPVC double glazed window, laminate flooring and radiator.

Bedroom Four

11'5" x 9'4" red to 6'11" (3.49 x 2.85 red to 2.13)

A further well proportioned bedroom currently used as a dressing room. Having a UPVC double glazed window to the rear, laminate flooring and radiator.

Family Bathroom

8'0" x 4'11" (2.45 x 1.52)

Fitted with a modern white suite comprising of a panelled bath with mixer shower over, low level WC and hand wash basin set to a vanity unit. Having an extractor fan, radiator and UPVC double glazed opaque window to the side of the property.

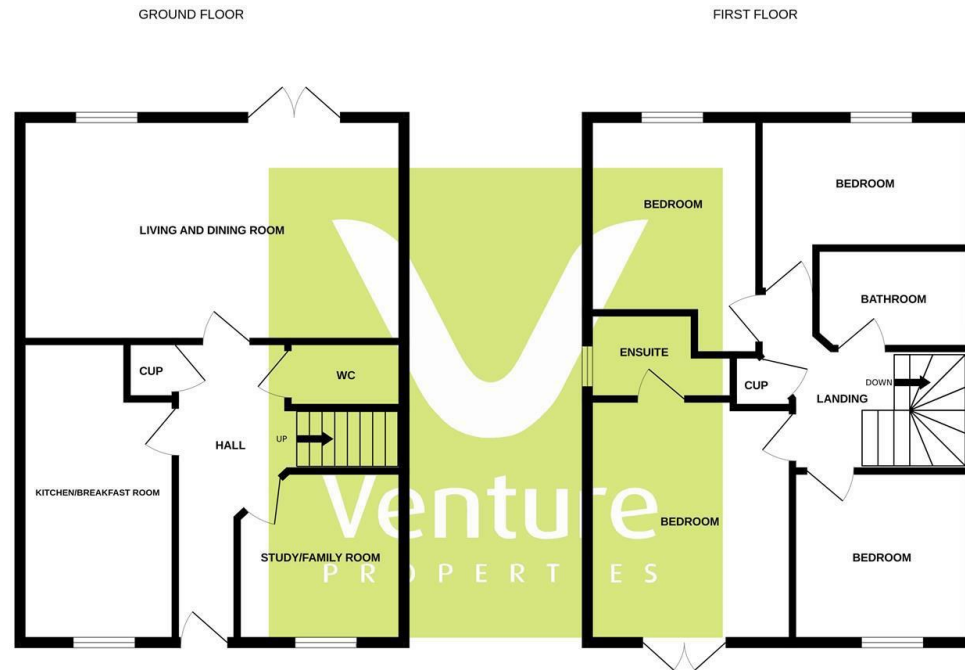
EXTERNAL

To the front is an open plan lawned garden with a superb outlook over neighbouring countryside.

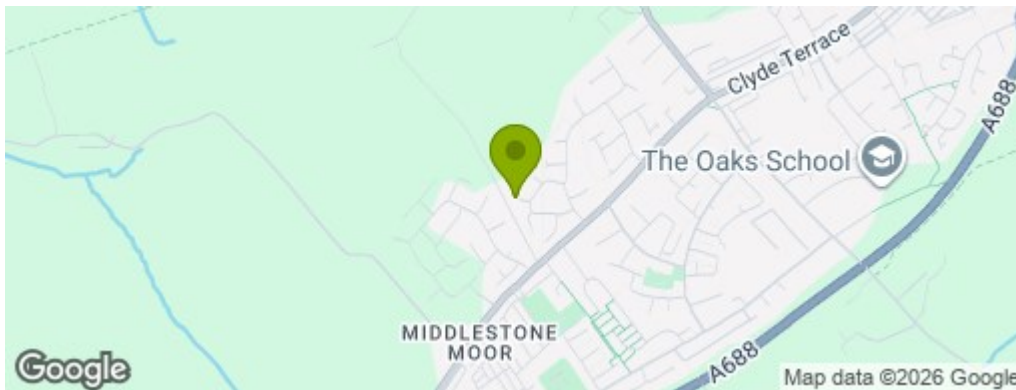
To the rear of the property there is a fence enclosed garden with a lawn and patio area. There is gated access to the rear which gives access to the garage.

Garage

Situated to the rear of the property having an up and over door. With further driveway parking.



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

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: D Annual price: £2551 (Maximum 2025)
 Energy Performance Certificate Grade C
 Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.
 Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

Disclaimer

0191 3729797

1 Whitfield House, Durham, County Durham, DH7 8XL
 durham@venturepropertiesuk.com