



Poplar Drive, Spennymoor, DL16 7XX  
3 Bed - House - Detached  
Reduced £189,950

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Robinsons are delighted to offer to the market, with no onward chain, this well-presented three-bedroom detached home, pleasantly situated within a sought-after and attractive cul-de-sac. The property enjoys an excellent position for easy access to Spennymoor Town Centre, local schools, bus routes, everyday amenities, and major transport links—ideal for commuters travelling to Durham City, Darlington, and Teesside, with the A1 less than a ten-minute drive away.

Beautifully maintained and in good decorative order throughout, this home provides generous family accommodation and benefits from gas central heating and uPVC double glazing.

The internal layout briefly comprises: entrance porch, hallway, spacious lounge, separate dining room, and a modern fitted kitchen. To the first floor, a central landing gives access to three well-proportioned bedrooms, including a master bedroom with en-suite, along with the family bathroom. Externally, the property boasts an open-plan front garden, a block-paved driveway leading to the garage, and a good-sized enclosed rear garden complete with a paved patio area—perfect for outdoor enjoyment.

Council Tax Band: C  
EPC Rating: D

#### **Porch**

Access to hall & W/C

#### **W/C**

W/C, wash hand basin, radiator, Upvc window.

#### **Hallway**

Radiator, Stairs to first floor.

#### **Lounge**

12'9 x 10'6 max point (3.89m x 3.20m max point )  
Upvc window, radiator.

#### **Dining room**

10'6 x 9'3 (3.20m x 2.82m)  
Radiator, French doors leading to rear.

#### **Kitchen**

11'7 x 9'9 (3.53m x 2.97m )  
Morden wall and base units, integrated oven, hob, extractor fan, stainless steel with mixer tap and drainer, plumbed for washing machine, radiator, Upvc window, wood effect flooring, radiator, space for under counter fridge, tiled splash backs, large storage cupboard, access to rear.

#### **Landing**

Loft Access

#### **Bedroom One**

12'9 x 10'7 max points (3.89m x 3.23m max points )  
Upvc window, radiator.

#### **Ensuite**

Double Shower cubicle, wash hand basin, W/C, tiled splash backs, Upvc window, radiator, extractor fan.

#### **Bedroom Two**

12'2 x 10'1 max points (3.71m x 3.07m max points )  
Upvc window, radiator.

#### **Bedroom Three**

12'4 x 9'4 max points (3.76m x 2.84m max points )  
Upvc window, radiator.

#### **Bathroom**

10'2 x 7'4 max point (3.10m x 2.24m max point )  
panelled bath, wash hand basin, w/c, radiator, Upvc window, extractor fan

#### **Externally**

To the front elevation is a easy to maintain garden and good sized block paved driveway which leads to a garage, while to the rear there is a large enclosed garden and patio.

#### **Agent notes**

Council Tax: Durham County Council, C  
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 – yes

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



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- Dedicated Property Manager

## Poplar Drive Spennymoor, DL16 7XX

Approximate Gross Internal Area  
1134 sq ft - 105 sq m



GROUND FLOOR

FIRST FLOOR

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	
(81-91) B	
(69-80) C	78
(55-68) D	
(39-54) E	57
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

### 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@robinsonscs.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

### SEDFIELD

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

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.

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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11 Cheapside, Spennymoor, DL16 6QE | Tel: 01388 420444 | info@robinsonsspennymoor.co.uk  
www.robinsonsestateagents.co.uk