



ROBINSONS  
01388 420444  
FOR SALE

Lavender Crescent, Spennymoor, DL16 7BZ  
4 Bed - House - Detached  
Offers Over £240,000

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS

## Lavender Crescent Spennymoor, DL16 7BZ

Robinsons are pleased to present this spacious and beautifully maintained four-bedroom detached house, situated in the sought-after Moorcroft development on Lavender Crescent, Spennymoor. This property is an ideal family home, offering a blend of comfort and modern living, and we highly recommend a viewing to appreciate its many features.

The home boasts three generous reception rooms, including a welcoming lounge, a dining room perfect for family gatherings, and a study that provides a quiet space for work or relaxation. The attractive kitchen/breakfast room is a highlight, designed for both functionality and style, and it flows seamlessly into a delightful dining room and then onto the conservatory extension, which invites natural light and offers a lovely view of the garden.

On the first floor, you will find four well-proportioned bedrooms, including a master suite complete with an en-suite bathroom for added privacy. The additional bathrooms are well presented, ensuring convenience for the whole family.

The property is further enhanced by a garage and a driveway equipped with an electric vehicle charging point, catering to modern needs. With gas central heating and UPVC double glazing throughout, comfort and energy efficiency are assured.

Located conveniently near Spennymoor town centre, residents will enjoy easy access to local shops, schools, and various amenities. This home truly represents a wonderful opportunity for those seeking a spacious and well-appointed residence in a friendly community. Don't miss the chance to make this lovely property your new family home.

EPC Rating C  
Council Tax Band D









#### Hallway

Quality flooring, radiator, stairs to first floor.

#### Lounge

10'8 x 16'3 (3.25m x 4.95m)

Electric fire and surround, uPVC bay window, radiator.

#### Study

8'1 x 9'12 (2.46m x 2.74m )

UPVC window, radiator.

#### W/C

W/C, wash hand basin, radiator, quality flooring, extractor fan.

#### Kitchen

15'1 x 9'7 (4.60m x 2.92m)

Modern wall and base units, integrated oven, hob, extractor fan, plumbed for dishwasher, stylish sink with mixer tap and drainer, space for fridge freezer, radiator, uPVC window, french doors leading to rear, tiled splashbacks, storage cupboard.

#### Dining Room

10'8 x 9'7 (3.25m x 2.92m)

Radiator, quality flooring, french doors leading to rear.

#### Conservatory

Tiled flooring, french doors leading to rear.

#### Utility

8'1 x 6'0 (2.46m x 1.83m)

Wall and base units, plumbed for washing machine, stainless steel sink with mixer tap and drainer, tiled splashbacks, radiator, side access.

#### Landing

Radiator, loft access.

#### Bedroom One

10'11 x 15'6 (3.33m x 4.72m )

Radiator, Juliet balcony with french doors.

#### En-Suite

Shower cubicle, wash hand basin, W/C, uPVC window, extractor fan, radiator, spotlights.

#### Bedroom Two

8'9 x 10'4 (2.67m x 3.15m )

UPVC window, radiator, access to Jack and Jill en-suite.

#### Jack & Jill En-Suite

Shower cubicle, wash hand basin, W/C, radiator, uPVC window, extractor fan, spotlights.

#### Bedroom Three

9'9 x 10'6 (2.97m x 3.20m )

Quality flooring, radiator, uPVC window.

#### Bedroom Four

9'3 x 9'11 (2.82m x 3.02m)

UPVC window, radiator, quality flooring.

#### Bathroom

6'9 x 6'3 (2.06m x 1.91m)

White panelled bath, W/C, wash hand basin, radiator, uPVC window, spotlights, tiled splashbacks, extractor fan.

#### Externally

To the front elevation is an easy to maintain garden which overlooks a pleasant green. While to the rear, there is a good sized garden and patio which is also private. The rear also gives access to the double length driveway and garage.

#### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultra-fast 10000Mbps \*

Mobile Signal/Coverage: Good

Tenure: Freehold

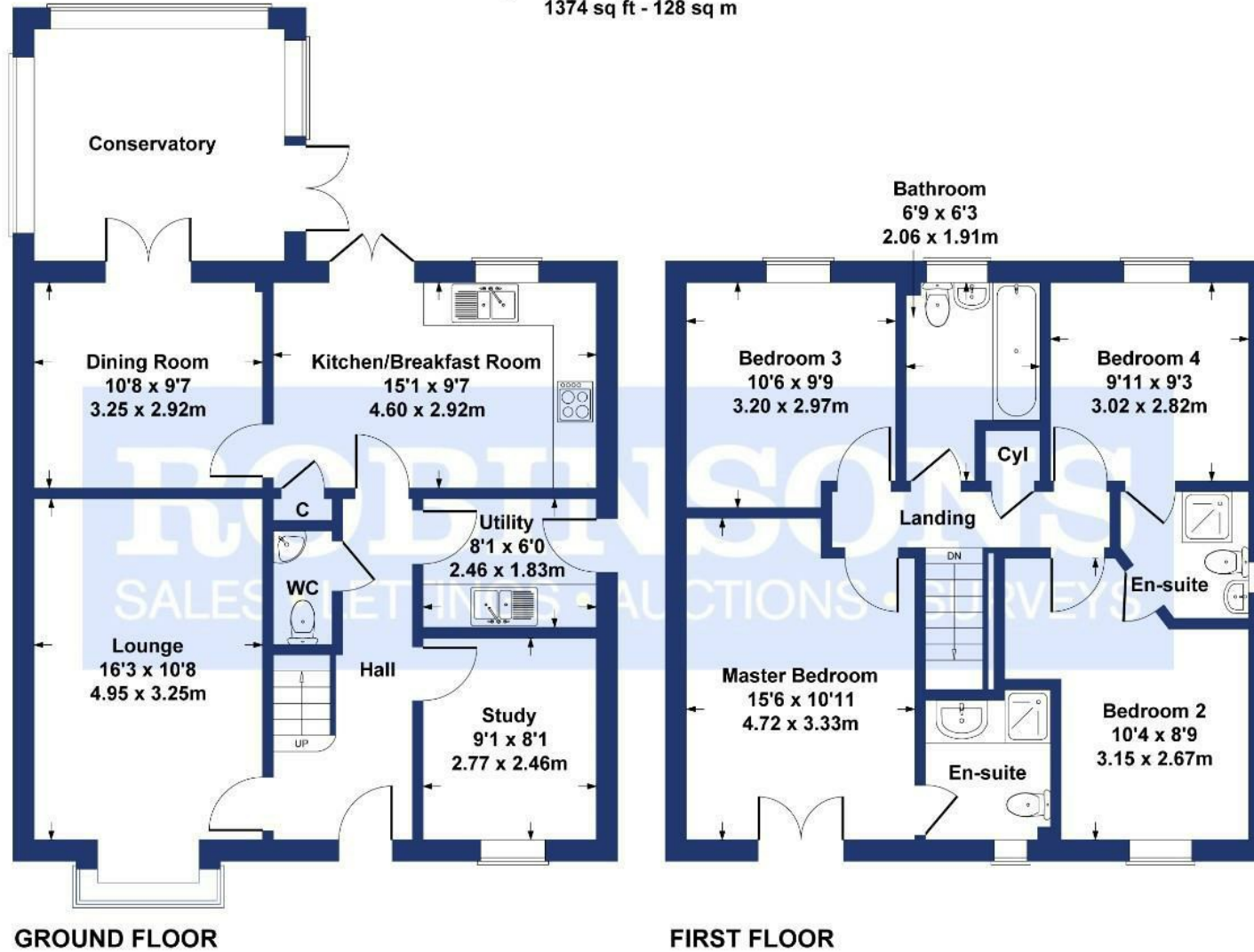
Council Tax: Durham County Council, Band D - Approx. £2,555.93 p.a

Energy Rating: C

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.

# 25 Lavender Crescent

Approximate Gross Internal Area  
1374 sq ft - 128 sq m



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (82 plus) <b>A</b>                          |                         |           |
| (81-81) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 76                      | 83        |
|                                             | EU Directive 2002/91/EC |           |

## 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

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



11 Cheapside, Spennymoor, DL16 6QE  
Tel: 01388 420444  
[info@robinsonsspennymoor.co.uk](mailto:info@robinsonsspennymoor.co.uk)  
[www.robinsonsestateagents.co.uk](http://www.robinsonsestateagents.co.uk)

