

**Tolmie Close, Spennymoor, DL16 6PG**  
**3 Bed - House - Detached**  
**£249,950**

**ROBINSONS**  
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Robinsons are pleased to present a rare opportunity to acquire a charming three-bedroom detached family home with two reception rooms and situated on Tolmie Close in the desirable Acorns Development, near the Durham Gate Area. This property is ideally located for commuters, with excellent transport links to Durham City, Darlington, and Teesside. Local shops, schools, and amenities are conveniently located just over a mile away in Spennymoor Town Centre, while the A19 and A1 provide easy access to other parts of the region.

This stunning home boasts a wealth of features that make it perfect for family living. A notable highlight is the garage conversion, which has created a beautiful family room, offering ample living space for relaxation and entertainment. The large modern kitchen is equipped with built-in cooking facilities and integrated appliances, making it a delightful space for culinary enthusiasts. The property also includes a useful utility room and spacious lounge, enhancing practicality for everyday living.

The first floor comprises three generously sized double bedrooms, with the master bedroom featuring en-suite facilities and mirrored fitted wardrobes, adding a touch of luxury. The modern family bathroom serves the other bedrooms, ensuring comfort for all family members.

Externally, the property benefits from both front and rear gardens, providing a lovely outdoor space for children to play or for hosting gatherings. Additionally, there is a driveway that accommodates two vehicles, ensuring convenience for the household.

We highly recommend an early internal inspection to fully appreciate the charm and quality of this exceptional property. This home is truly a gem in the market, perfect for a growing family seeking comfort and convenience in a sought-after location.

#### Hallway

Radiator, quality flooring, stairs to first floor.

#### W/C

W/C, wash hand basin, half tiled, extractor fan, radiator.

#### Lounge

17'3 x 10'4 max points (5.26m x 3.15m max points)

Upvc bay window, radiator, electric fire and surround.

#### Kitchen / Diner

16'3 x 15'3 max point (4.95m x 4.65m max point )

Stunning wall and base units, integrated oven, hob, extractor fan, fridge/freezer, dishwasher, stainless steel sink with mixer tap and drainer, stylish worktops with matching splash backs, space for dining room table, storage cupboard, radiator, Upvc windows, French doors leading to rear.

#### Utility Room

Stunning wall and base units, plumbed for washing machine, radiator, space for dryer.

#### Family room

18'1 x 9'1 (5.51m x 2.77m)

stylish flooring, media wall with in feature bio-ethanol fire, feature radiators, Upvc window, French doors leads to rear.

#### Landing

Upvc window, radiator, loft access storage cupboards.

#### Bedroom One

18'1 x 10'3 + robes

fitted wardrobes, radiator, Upvc window.

#### Ensuite

Double Shower Cubicle, wash hand basin, w/c, radiator, Upvc window, half tiled, extractor fan,

#### Bedroom Two

11'0 x 9'5 + robes (3.35m x 2.87m + robes)

Fitted wardrobes, radiator, Upvc window.

#### Bedroom Three

11'7 x 8'7 max point (3.53m x 2.62m max point)

Upvc window, radiator, fitted wardrobes

#### Bathroom

White panelled bath with shower over, wash hand basin, w/c, tiled splash backs, Upvc window, radiator, extractor fan.

#### Externally

To the front elevation is easy to maintain garden and double driveway, while to the rear there is a lovely enclosed south west facing garden and patio which is not directly overlooked.

#### Agent Notes

Council Tax: Durham County Council, Band D

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 – No

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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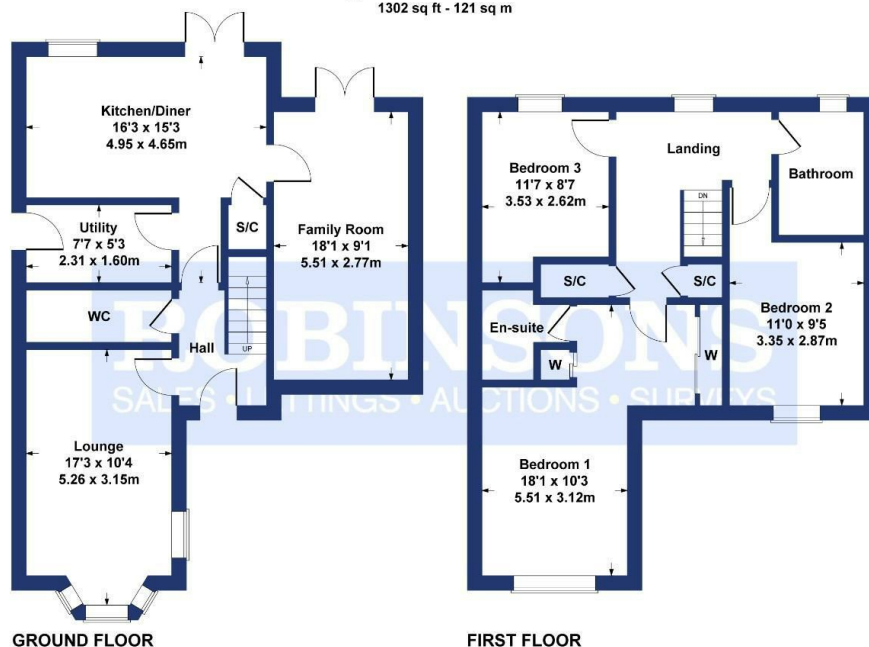
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Strategic Marketing Plan

Dedicated Property Manager

**Tolmie Close**  
Approximate Gross Internal Area  
1302 sq ft - 121 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		93
(81-91) B	83	
(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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