

Three bed Detached House for sale - £280,000

Marske Way – BURTON WOODS, Spennymoor



Council Tax Band: D

EPC Rating: C

Stunning Three-Bedroom Detached Family Home with Feature Garden Room situated on the highly sought-after BURTON WOODS DEVELOPMENT in the Whitworth area of Spennymoor, with easy commuting to the A1, A19 and Durham City. This beautifully presented three bedroom detached property offers the perfect blend of modern family living with mature gardens and a drive to Single garage. The ground floor layout flows seamlessly, solid oak doors and tiled flooring to the ground floor, a welcoming entrance hallway and a convenient cloakroom/WC. Cozy lounge, contemporary open-plan kitchen/dining area and a separate practical utility room to keep everyday chores hidden away. A standout highlight of this property is the impressive garden room extension. This versatile space with large roof lantern brings the outdoors in, serving as a bright second sitting room with a study area, or the ultimate spot for entertaining guests with views over the rear garden. To the first floor, you will find three well proportioned bedrooms. Bedroom one complete with en-suite facilities. The remaining bedrooms are well-served by a modern, stylish family bathroom. The property benefits from gas fired central heating system with an added eco-friendly, premium Kingspan Solar Thermal system, purpose-built to harness solar energy to heat household water directly. This highly efficient system dramatically reduces utility bills by providing sustainable, low-cost domestic hot water throughout the year."

Bathrooms 3

Beds 3



SCAN FOR DETAILS

- **POPULAR RESIDENTIAL DEVELOPMENT BURTON WOODS**
- **THREE BEDROOM DETACHED HOUSE**
- **SUPERB GARDEN ROOM**
- **DRIVE TO SINGLE GARAGE**
- **GARDENS TO FRONT AND REAR**
- **KITCHEN/DINING ROOM**

Entrance Hallway

Spacious entrance hallway with attractive tiled flooring. Ground Floor Cloaks W/C Stairs to first floor landing

Ground floor Cloaks W/C

W/C, wash hand basin Tiled flooring.

Kitchen/Dining Room 18' 0" x 10' 0" (5.48m x 3.05m)

Matching Wall, base units and drawers having solid wood worktop surfaces., ceramic double belfast sink with mixer tap, gas and electric point for cooker, plumbing for dishwasher, space for american fridge/freezer, UPVC double glazed windows to the front and rear.

Utility Room

Understairs storage cupboard, wall and base units, wall mounted Gas boiler, plumbing for washing machine. Door into the Garden room.

Garden room 18' 0" x 11' 0" (5.48m x 3.35m)

Half brick construction with UPVC double glazed windows, Large roof lantern. UPVC double glazed french doors to the side out to rear garden. Tiled flooring with under floor heating Shutters to UPVC double glazed windows, Spot lights to the ceiling.

Lounge 11' 0" x 13' 0" (3.35m x 3.96m)

UPVC double glazed window to the front. Feature fire surround with electric coal effect fire. Opening to the Study area and garden room.

Study Area 11' 0" x 6' 0" (3.35m x 1.83m)

Study area opening into the garden room

First Floor Landing

Double storage cupboard housing water tank. UPVC double glazed window to the rear.

Bedroom One 12' 0" x 10' 0" plus fitted wardrobes (3.65m x 3.05m)

UPVC double glazed window to the front En-Suite Fitted Wardrobes.

En-Suite

Shower cubicle with shower off the mains. W/C Pedestal wash hand basin UPVC double glazed window to the front. Part tiled walls with tiled flooring.

Bedroom Two 12' 0" x 10' 0" (3.65m x 3.05m)

Over head stairs storage cupboard. UPVC double glazed window to the front.

Bedroom Three 8' 0" x 10' 0" (2.44m x 3.05m)

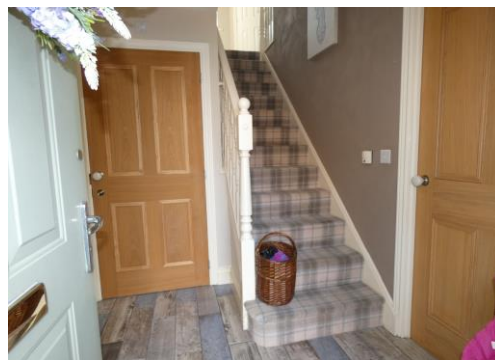
UPVC double glazed window to the rear. (currently used as a dressing room)

Family Bathroom

UPVC double glazed window to the rear Bath with mixer taps Pedestal wash hand basing W/C Part tiled walls with tiled flooring.

Externally

Mature garden with shrubs and trees tot he front, tarmac drive with single garage having power and light. Timber gate to the side entering a



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is at any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

