



## Tolmie Close

Spennymoor DL16 6PG

£260,000





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# Tolmie Close

## Spennymoor DL16 6PG



- Three Bedroom Detached
- EPC Grade B
- Good Sized Rear Garden

- Lovely Family Home
- Utility & Ground Floor Cloaks WC
- Double Driveway To Front

- Two Reception Rooms
- En Suite Shower Room
- Modern Family Orientated Estate

A beautifully presented three-bedroom detached family home offers a perfect blend of contemporary style and versatile living space. Set in an excellent condition throughout, the property is ideal for families seeking a comfortable home within easy reach of local amenities, reputable schools, and nearby green spaces.

Step inside to discover a welcoming lounge, perfect for relaxing evenings, complemented by a handy ground floor WC for added convenience. The modern kitchen and dining area to the rear is flooded with natural light thanks to elegant patio doors that open directly onto the garden — ideal for entertaining or family meals. A practical utility room adds further flexibility, and the converted garage provides a spacious playroom or home office, perfectly suiting today's dynamic lifestyles.

Upstairs, three generous bedrooms await, including a wonderful main bedroom complete with its own en suite. The additional sleek family bathroom ensures morning routines run smoothly for everyone.

Externally, the home boasts an attractive open plan front garden with a double driveway, providing ample off-street parking. The good-sized rear garden is laid to lawn — perfect for children to play or for summer barbeques.

Spennymoor itself is renowned for its vibrant community atmosphere and hosts a range of local shops, supermarkets, leisure facilities, and well-regarded schooling options within easy reach. Riverside walks at Jubilee Park and the nearby picturesque countryside offer opportunities for outdoor recreation, while excellent transport links provide swift access to Durham City Centre, Bishop Auckland, and further afield.

This is truly a home to cherish, combining style, space and convenience. Arrange a viewing today to fully appreciate everything this exceptional property has to offer.

### GROUND FLOOR

#### Entrance Hallway

Having front entrance door, central heating g radiator and stairs rising to first floor.

#### Lounge

14'7" x 10'3" (4.464 x 3.146)

Having central heating radiator and upvc bow window to front

#### Ground Floor Cloaks WC

Fitted with a white suite having wc, wash hand basin and central heating radiator.

#### Kitchen/Breakfast Room

10'7" x 10'7" (3.251 x 3.244)

Fitted with a good range of wall and base units, integrated electric oven and gas hob having extraction chimney over, integrated dishwasher and fridge freezer, stainless steel one and a half bowl sink unit with mixer tap, upvc double glazed window to rear, ample space for breakfast table, French doors to rear garden and central heating radiator.

#### Play Room/Second Reception Room

17'5" x 9'1" (5.324 x 2.776)

Having electric wall heater and upvc double glazed window to front,

### FIRST FLOOR

#### Landing

Spindle staircase, loft hatch( the seller has advised the loft has been boarded out but has no ladder in yet) airing cupboard and upvc double glazed window to rear.

#### Bedroom One

10'4" x 10'6" (3.175 x 3.222)

Having central heating radiator and upvc double glazed window to front.

#### En Suite Shower Room

Fitted with a white suite having double shower cubicle with mains shower over, wc, wash hand basin and central heating radiator.

#### Bedroom Two

11'2" x 11'1" (3.425 x 3.381)

Having central heating radiator and upvc double glazed window to rear.

#### Bedroom Three

8'9" x 11'9" (2.679 x 3.604)

With central heating radiator and upvc double glazed window to front.

#### Bathroom/WC

Fitted with a panelled bath having main shower and screen over, wc, wash hand basin and central heating radiator.

### Externally

To the rear is a good sized enclosed rear garden laid to lawn with patio area and outside tap.

To the front is a driveway allowing for off road parking and front lawn.

### Agents Note

We understand there is a charge for communal area maintenance, we understand this is approx £73.10 per quarter.

### Energy Performance Certificate

<https://find-energy-certificate.service.gov.uk/energy-certificate/2694-3001-8309-1039-3200>

EPC Garde B expires January 31

### Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Superfast Highest available download speed Ultrafast 10000 Mbps 10000 Mbps

Mobile Signal/coverage: Good with EE, O2 and Vodafone, We recommend speaking to your local network provider

Council Tax: Durham County Council, Band: D Annual price: £2,737.91 (Maximum 2026)

Energy Performance Certificate Grade B

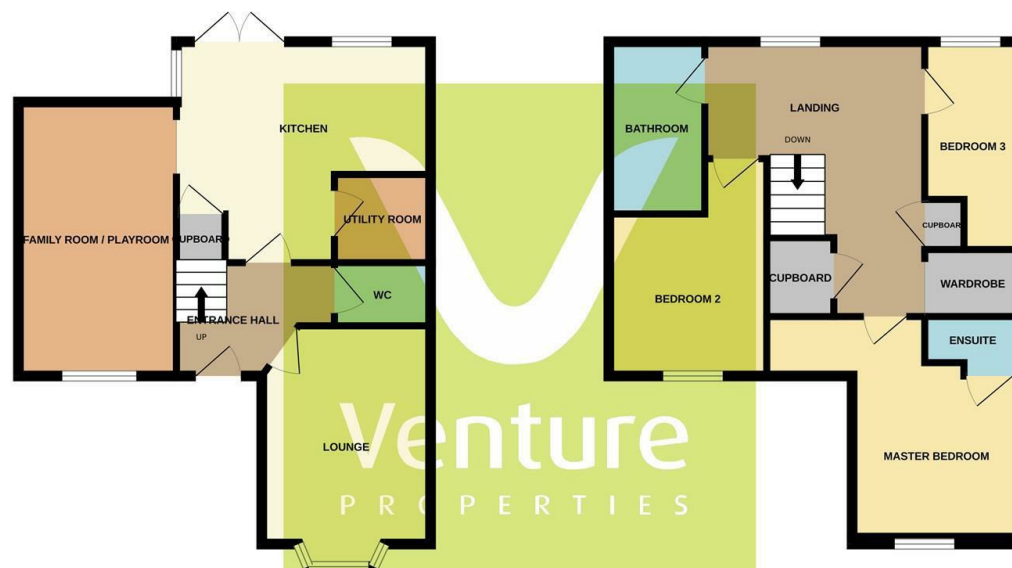
Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing. Flood Risk: Very low risk of surface water flooding and flooding from rivers and the sea.

### Disclaimer

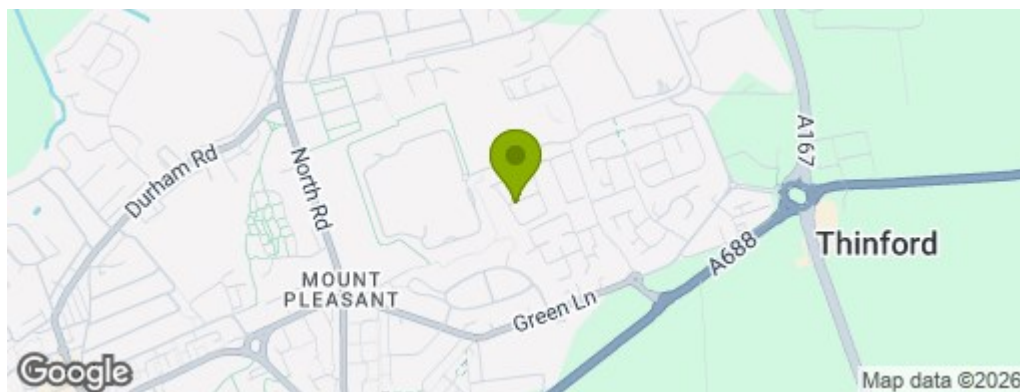
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GROUND FLOOR

1ST FLOOR



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## Property Information

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