



4 Poplar Drive, Spennymoor, DL16 7XX

Offers in excess of £180,000

Situated within a popular residential development, this attractive three-bedroom detached family home offers spacious and well-appointed accommodation, ideal for growing families, professionals and those looking to upsize.

The property is thoughtfully arranged to provide a welcoming entrance hall leading to a bright and comfortable living room, creating the perfect space to relax and entertain. The well-equipped kitchen offers ample storage and worktop space, with room for dining and family gatherings, making it the heart of the home. A convenient ground floor cloakroom/WC adds further practicality.

Upstairs, the property comprises three well-proportioned bedrooms, including a generous principal bedroom, together with a modern family bathroom serving the remaining accommodation.

Externally, the home benefits from a private enclosed rear garden, ideal for outdoor dining, children and pets, while a driveway and garage provide ample off-road parking and useful storage.

Conveniently located close to local schools, shops, amenities and transport links, the property offers excellent access to Spennymoor town centre and surrounding commuter routes, making it a superb choice for a wide range of buyers.



Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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