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Dean Lane Spennymoor, DL16 6PE

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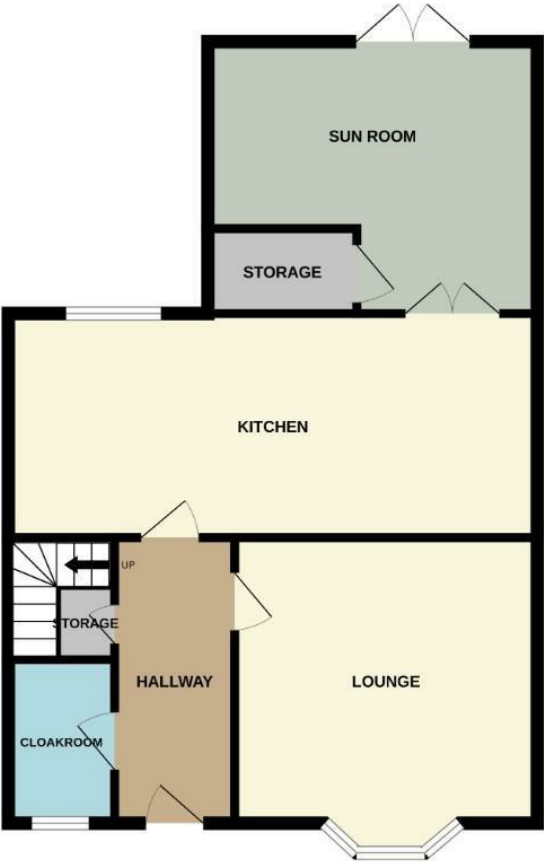
Price £270,000

Immaculately presented three bedroom detached property on Dean Lane, Spennymoor offered to the market for sale. The property has planning permission granted to extend the property creating a fourth bedroom and is situated within a popular residential estate close to Spennymoor Town Centre, the property is within close proximity to a range of local amenities including local bakeries, retail stores, convenience shops, cafes and schools. There is an extensive public transport system in the area allowing for access by bus to neighbouring towns and villages including Bishop Auckland and Durham.

In brief, the property comprises; an entrance hall leading to the living room, kitchen/dining room, sun room and cloakroom to the ground floor. The first floor consists of the spacious master bedroom with adjoining dressing area and ensuite, a second double bedroom with ensuite, a final single bedroom and family bathroom. The property also has planning permission granted to extend the property, creating a fourth bedroom which would be 8m x 5m. Externally, the property has a lawned garden with well established shrubbery, single driveway and garage to the front. To the rear there is a low maintenance enclosed garden complete with patio area for outdoor seating, artificial lawn and raised planter boxes.

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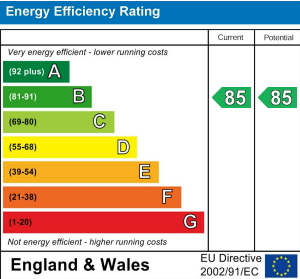
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Living Room

12'3" x 14'9"

Spacious and modern living room located to the front of the property with full length media wall and bay window providing plenty of natural light.

Kitchen/Dining Room

22'11" x 9'8"

Contemporary kitchen fitted with a range of wall, base and drawer units, complementing work surfaces, sink/drain unit, overhead extractor hood, integrated oven and hob. Space is available for further free standing appliances and dining furniture. Window overlooking the garden.

Sun Room

14'3" x 11'11"

Sun room located to the rear of the property with built in bar area, tiled flooring and bi-folding doors which lead into the garden.

Storage/Utility Room

Storage cupboard adjacent to the sun room with plumbing for washing machine and tumble dryer and additional storage space.

Cloakroom

7'1" x 4'7"

Cloakroom located to the front of the property fitted with a wash hand basin and WC

Master Bedroom

23'7" x 14'4"

Spacious master bedroom located to the rear of the property benefiting from a dressing area complete with fitted wardrobes, ensuite, wall mounted chrome radiator, neutral decor and dual windows overlooking the garden.

Ensuite

8'2" x 3'11"

Ensuite to the master bedroom fit with modern shower cubicle, wash hand basin and WC.

Bedroom Two

12'5" x 10'2"

A generously sized bedroom with space for a double bed, dual windows and ensuite.

Ensuite

9'6" x 3'7"

Ensuite to bedroom two with shower cubicle, WC and wash hand basin.

Bedroom Three

8'0" x 8'9"

A good sized single bedroom with space for further furniture and window overlooking the garden.

Bathroom

7'1" x 6'10"

Family bathroom fitted with panelled bath, WC and wash hand basin.

External

Externally, the property has a lawned garden with well established shrubbery, single driveway and garage to the front. To the rear there is a low maintenance enclosed garden complete with patio area for outdoor seating, artificial lawn and raised planter boxes.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.





