



Claude Road, Spennymoor, DL16 7GR
4 Bed - House - Detached
£285,000

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Claude Road

Spennymoor, DL16 7GR

STUNNING FOUR-BEDROOM DETACHED HOME | COUNTRYSIDE VIEWS | DOUBLE GARAGE | WEST-FACING GARDEN

Occupying a superb position on the edge of the popular Merrington Park development, this spacious and immaculately presented four-bedroom detached home combines generous family accommodation with stylish upgrades, smart-home technology and fantastic open countryside views.

Beautifully presented and ready to move straight into, the ground floor features a welcoming entrance hall, cloakroom/WC, generous lounge and separate dining room. At the heart of the home is the impressive upgraded kitchen, complete with a central island and quality AEG integrated appliances, creating a fantastic space for both everyday family life and entertaining. Upstairs are four well-proportioned bedrooms, with the principal bedroom enjoying its own en-suite shower room. Fitted wardrobes to bedroom three are included in the sale, while both the family bathroom and en-suite benefit from upgraded lighting, adding a stylish finishing touch. The property also incorporates a Hive smart heating system operated via Alexa, providing convenient control of the home's heating.

Outside is equally impressive. The private west-facing rear garden offers lawn and patio areas ideal for enjoying the afternoon and evening sun, complemented by exterior lighting around both the garden and garage. Further open-plan gardens extend to the front and side, taking full advantage of the wonderful countryside outlook. A double garage completes this superb family home.

Ideally positioned for nearby amenities and excellent road links to Durham City, the A1(M) and A167, this exceptional property offers space, style and a fabulous setting.

Early viewing is highly recommended.

EPC Rating: B
Council Tax Band D













GROUND FLOOR

Entrance Hall

Lounge

16'9 x 10'3 (5.11m x 3.12m)

Dining Room

10'8 x 9'8 (3.25m x 2.95m)

Breakfasting Kitchen

15'1 x 15'1 (4.60m x 4.60m)

WC

FIRST FLOOR

Landing

Bedroom 1

15'2 x 10'1 (4.62m x 3.07m)

Ensuite

Bedroom 2

14'9 x 10'2 (4.50m x 3.10m)

Bedroom 3

12'2 x 10'2 (3.71m x 3.10m)

Bedroom 4

7'5 x 7'1 (2.26m x 2.16m)

Family Bathroom

EXTERNAL

AGENTS 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

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 £50.00 + VAT (£60.00 including VAT) per individual purchaser applies for carrying out these checks.

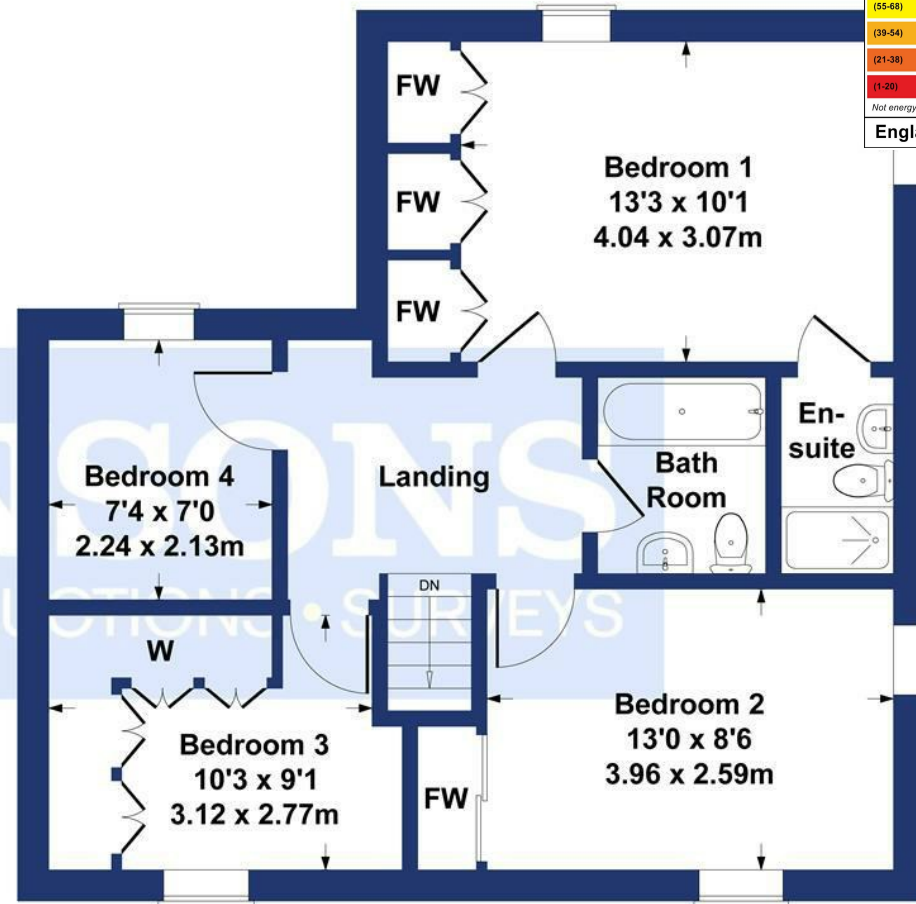
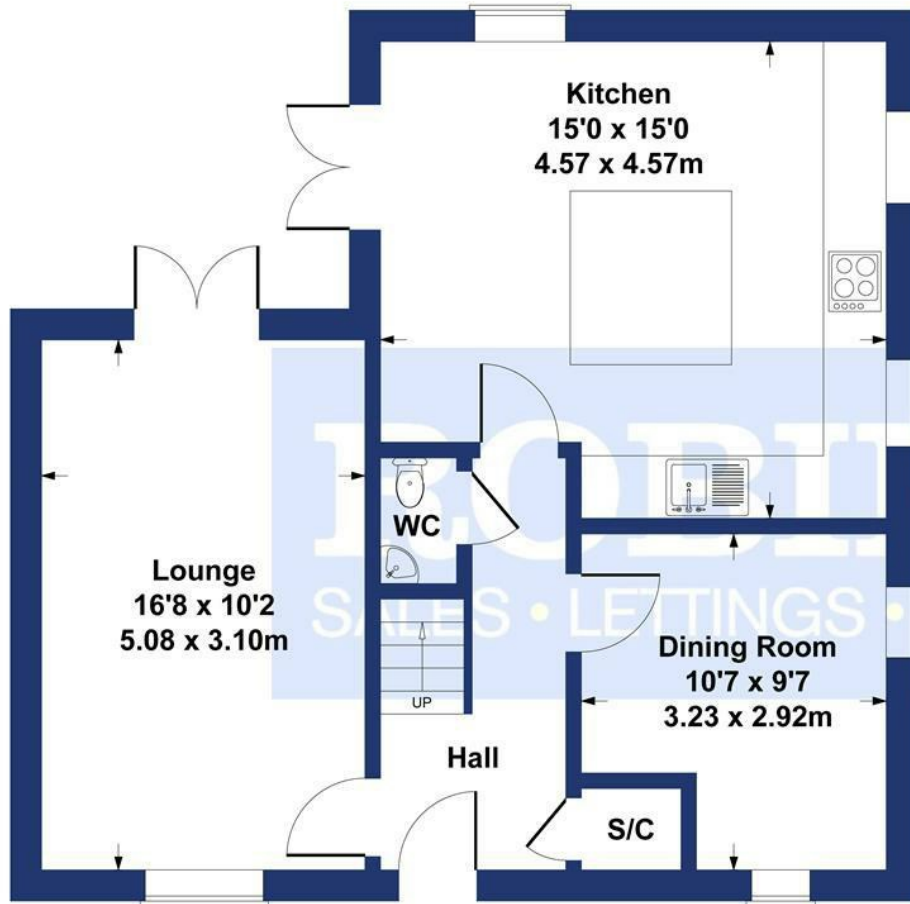


Claude Road

Approximate Gross Internal Area
1184 sq ft - 110 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(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



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

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. 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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