**Boyle Grove, Spennymoor, DL16 6FA**
**4 Bed - House - Detached**
**Asking Price £290,000**

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DO NOT MISS THIS SUPERB OPPORTUNITY!

Robinsons are delighted to offer to the market this fabulous family home which was built by Taylor Wimpey and still under the NHBC Guarantee should prove to be in demand for any potential buyer. Presented immaculately and very stylish the property is a credit to its current owner and must be viewed at the buyers earliest convince to avoid disappointment. Located on a large corner plot on Boyle Grove which is situated on the ever-popular Durham Gate development the property is conveniently located for access to nearby Durham City, Darlington and Teesside yet still conveniently located for access to nearby Spennymoor Town centre, local schools, shops and amenities.

The property briefly comprises of; ENTRANCE HALL, WC, large LOUNGE, open plan kitchen/diner/ family room, which has two set of French doors leading to the rear garden. To the first floor is four double bedrooms with bedroom one & two having a stylish En-suite facility and family bathroom. Externally to the front elevation is a large driveway which leads to a single garage and garden, while to the rear of the property is a large, enclosed garden and stylish patio.

EPC Rating B
Council Tax Band D

**Hallway**
Quality flooring, radiator, stairs to first floor.

**W/C**
W/c, wash hand basin, extractor fan, quality flooring, radiator.

**Lounge**
18'1 x 10'7 (5.51m x 3.23m )
Upvc window, radiator,

**Kitchen / Diner / Family room**
26'7 x 9'7 (8.10m x 2.92m)
Stunning wall and base units, integrated oven, hob, extractor fan, fridge/freezer, dishwasher, washing machine, quartz worktops with inset sink with mixer tap and drainer, space for large dining room tables, spot lights, two set of French doors leading to rear garden, Upvc window, tiled splash backs, quality flooring, radiator,

**Landing**
Airing Cupboard, storage cupboard, loft access via pull down ladder and the owner has informed us that the loft is boarded.

**Bedroom One**
15'2 x 10 max points (4.62m x 3.05m max points )
Fitted wardrobes, radiator, Upvc window.

**Ensuite**
Double shower cubicle, wash hand basin, w/c, tiled splash backs, extractor fan,

**Bedroom Two**
13'7 x 12'6 max points (4.14m x 3.81m max points )
Upvc window, radiator, storage cupboard above stairs.

**Ensuite Two**
Double shower cubicle, wash hand basin, w/c, tiled splash backs, extractor fan,

**Bedroom Three**
10'3 x 8'8 (3.12m x 2.64m )
Upvc window, radiator.

**Bedroom Four**
10'3 x 8'4 (3.12m x 2.54m)
Upvc window, radiator.

**Family Bathroom**
White panelled bath, wash hand basin, W/C, half tiled splash backs, Upvc window, radiator, extractor fan.

**Externally**
To the front elevation is a easy to maintain garden, and large driveway which leads to a garage, while to the rear there is a beautiful enclosed garden, patio and decked area.

**Agents Notes**
Council Tax: Durham County Council, Band D
Tenure: Freehold
Service Charge - £160 Per Year
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 Central Heating
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 £49 (+ VAT) per individual purchaser applies for carrying out these checks. ( Please note this is carried out by the company selling the property)

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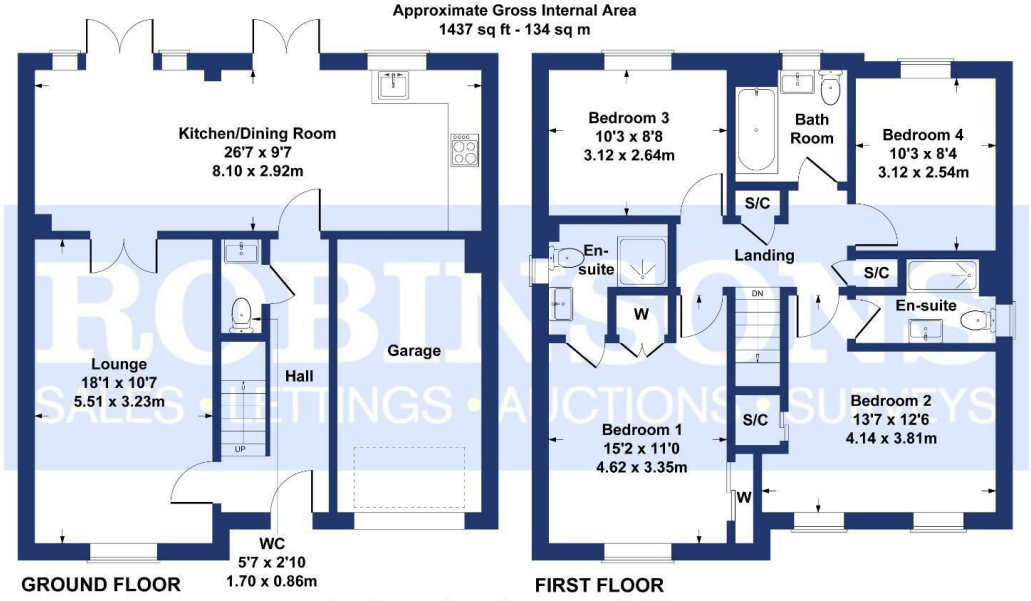
## Boyle Grove

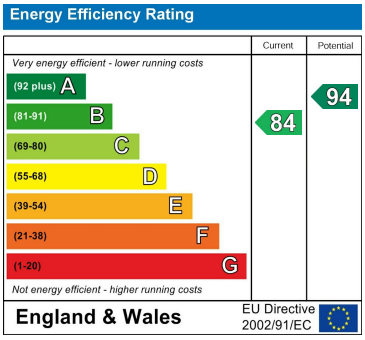
Approximate Gross Internal Area
1437 sq ft - 134 sq m




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





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ARLA Association of Residential Letting Agents

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