



Abbey Green, Spennymoor, DL16 6PD
3 Bed - House - Detached
£235,000

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Robinsons are pleased to offer to the market this superbly presented and extended three-bedroom detached family home, situated on the highly sought-after Abbey Green development within Durham Gate. Beautifully maintained and stylishly decorated throughout, this spacious property is ready to move straight into, making it an excellent choice for families and professionals alike. Durham Gate remains a popular residential location, offering easy access to a range of local amenities, reputable schools, transport links, and major road networks for commuting across the region.

The accommodation briefly comprises an inviting entrance hallway with stairs leading to the first floor, along with access to a practical utility room, converted from the original garage space. The generously sized lounge enjoys French doors opening onto the rear garden, creating a bright and welcoming living space. The heart of the home is the attractive open-plan kitchen and dining area, ideal for modern family living and entertaining, while a convenient ground floor WC completes the ground floor accommodation.

To the first floor, there are three well-proportioned bedrooms, including a spacious principal bedroom featuring fitted wardrobes and a modern en-suite shower room. A contemporary family bathroom serves the remaining bedrooms.

Externally, the property benefits from a low-maintenance front garden and a double-width driveway providing ample off-road parking and access to a useful garage/store. To the rear is a generously sized, fully enclosed landscaped garden with a patio seating area, offering the perfect setting for outdoor dining and entertaining.

EPC Rating: TBC
Council Tax Band: C

Hallway

Quality wood flooring, radiator, storage cupboard.

Lounge

11'7 x 9'5 (3.53m x 2.87m)

Upvc window, quality flooring, Velux windows. Upvc window, French doors leading to rear

Kitchen / Diner

20'7 x 9'5 (6.27m x 2.87m)

Morden wall and base units, integrated oven, hob, extractor fan, sink with mixer tap and drainer, space for large dining room table, plumbed for dishwasher, radiators, quality flooring, Upvc window.

Utility room

20'7 x 14'2 (6.27m x 4.32m)

Base units, plumbed for washing machine, stainless steel sink with mixer tap and drainer, space for dryer.

Playroom

10'2 x 8'5 (3.10m x 2.57m)

Upvc window, radiator, quality flooring

Landing

Upvc window, storage cupboard, loft access.

W/C

W/c, wash hand basin, extractor fan, tiled flooring and splash backs.

Bedroom One

12'4 x 10'3 + robes (3.76m x 3.12m + robes)

Fitted wardrobes, Upvc window, radiator.

Ensuite

Shower cubicle, wash hand basin, w/c, radiator, Upvc window, extractor fan.

Bedroom Two

12'5 x 8'5 (3.78m x 2.57m)

Upvc window, Radiator.

Bedroom Three

9'8 x 7'9 (2.95m x 2.36m)

Upvc window, radiator.

Bathroom

Panelled bath, wash hand basin, w/c, Upvc window, radiator, tiled splashbacks extractor fan.

Externally

To the front elevation is a easy to maintain garden and double driveway, which leads to a garage / store, while to the rear there is a good sized landscaped garden and patio.

Agent notes

Council Tax: Durham County Council, Band C

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 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>

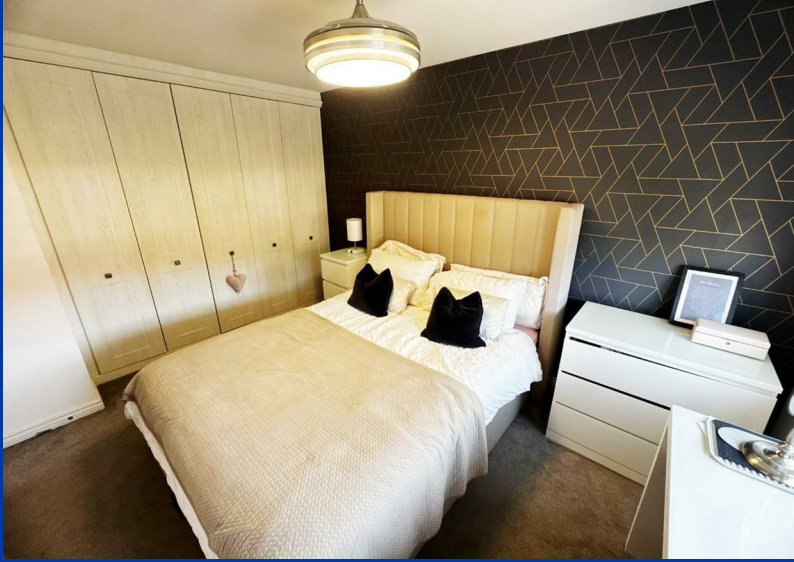
Protected Trees – None known

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 £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



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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		

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