



Claude Road, Spennymoor, DL16 7GR
3 Bed - House - Detached
£215,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Claude Road Spennymoor, DL16 7GR

Robinsons are delighted to present to the market this exceptional three-bedroom detached family home, beautifully positioned within the highly sought-after Merrington Park development on the outskirts of Spennymoor. Offering stylish, contemporary living throughout, this immaculate property is sure to appeal to a wide range of buyers, and early viewing is highly recommended to avoid disappointment.

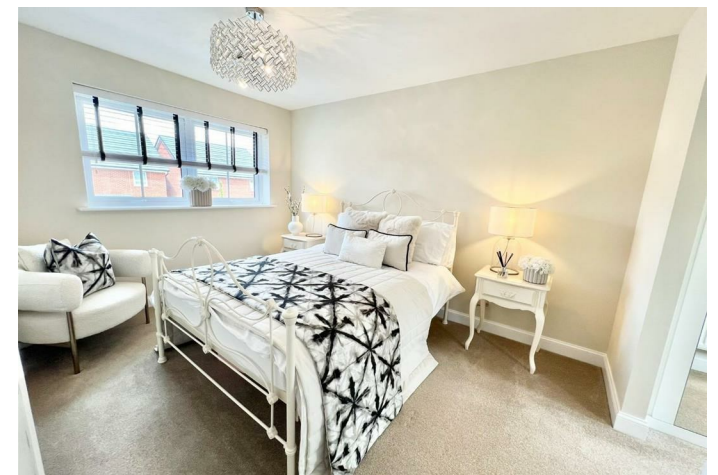
Constructed by Barratt Homes to their renowned high-quality standards, this superb home combines modern design with practical family living. Conveniently located within easy reach of Spennymoor town centre, residents can enjoy an excellent range of shopping, leisure and everyday amenities, as well as excellent transport links to surrounding areas.

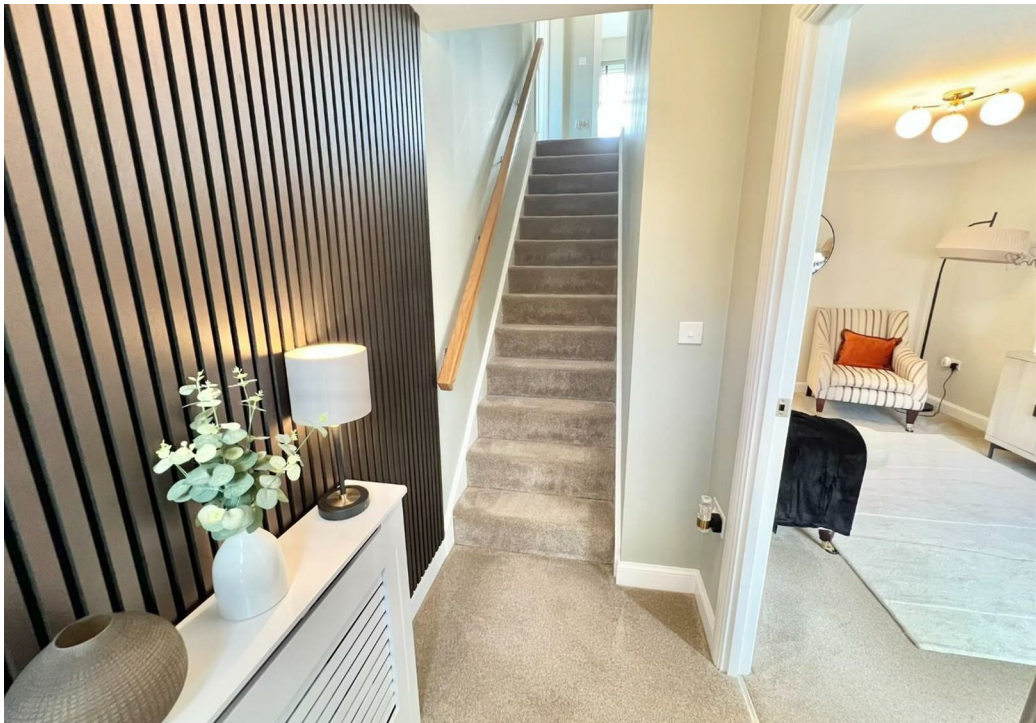
Finished to an outstanding standard throughout, the property benefits from gas central heating, uPVC double glazing, and a host of desirable features including a spacious lounge, high-quality kitchen and bathroom fittings, generous gardens, off-road parking and an integral garage.

A particular highlight of the home is the impressive open-plan kitchen/dining room, fitted with a stylish range of contemporary units and enhanced by French doors that open directly onto the rear garden, creating the perfect space for family life and entertaining.

The well-planned accommodation briefly comprises: an inviting entrance hallway, a spacious and comfortable lounge, a stunning open-plan kitchen/dining room, a useful utility area, and a ground floor cloakroom/WC. To the first floor, the landing provides access to three well-proportioned bedrooms, with the impressive principal bedroom benefiting from a dressing area and en-suite shower room. A modern family bathroom/WC completes the accommodation. Externally, the property enjoys an attractive, low-maintenance front garden alongside a double driveway leading to the integral garage. To the rear is a generous, fully enclosed garden with patio area.

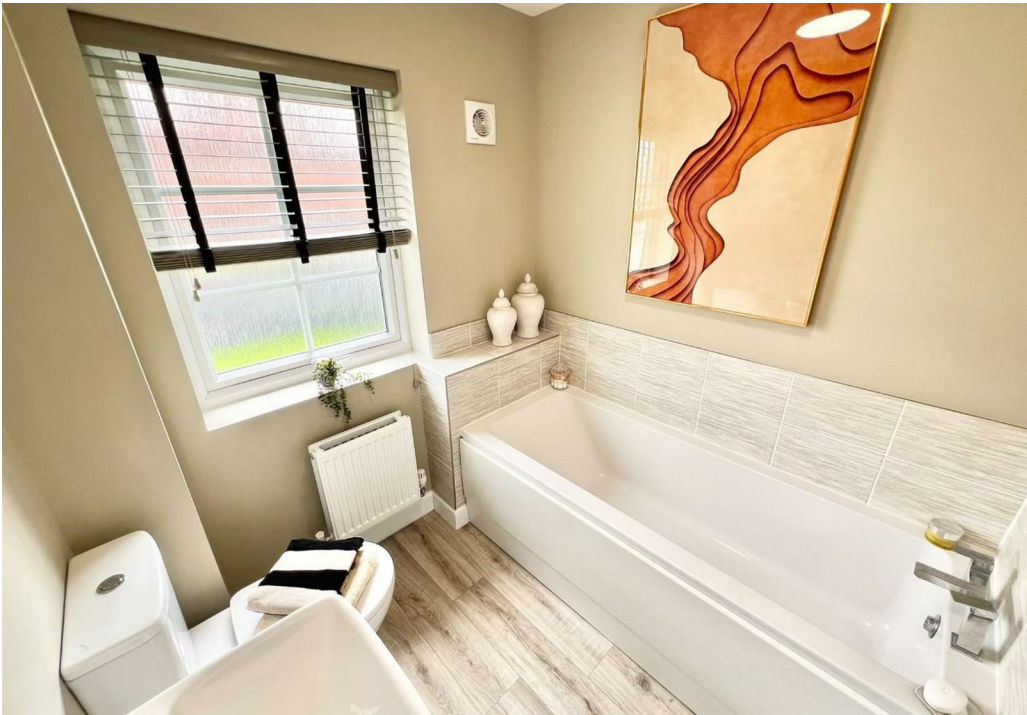
EPC Rating - B
Council Tax Band - C











Hallway

Radiator, quality flooring, stairs to first floor.

Lounge

17'1 x 13'1 max point (5.21m x 3.99m max point)

Upvc window, radiator, quality flooring, storage cupboard.

Kitchen / Diner

17'0 x 10'8 (5.18m x 3.25m)

Stunning wall and base units, integrated oven, hob, extractor fan, fridge / fridge, dishwasher, stainless sink with mixer tap, spot light, radiator, space dining room table, French door leading to rear, quality flooring.

Utility Room

5'2 x 5'0 (1.57m x 1.52m)

Wall and base units, plumbed for washing machine, Upvc window, quality flooring.

W/C

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

Landing

Radiator, loft access.

Bedroom One

19'1 x 9'0 max points (5.82m x 2.74m max points)

Upvc windows, radiators, dressing area with fitted wardrobes.

Ensuite

Shower Cubicle, wash hand base, W/C, radiator, Upvc window, tiled splash backs.

Bedroom Two

11'0 x 10'0 (3.35m x 3.05m)

Fitted wardrobes, radiator, Upvc window, quality flooring.

Bedroom Three

10'7 x 6'5 max points (3.23m x 1.96m max points)

Upvc window, radiator, quality flooring.

Bathroom

White panel bath, wash hand basin, W/C, tiled splash backs, radiator, Upvc window.

Externally

To the front elevation is easy to maintain garden, double block paved driveway which leads to a garage, while to the rear there is a lovely enclosed garden.

Agents Notes

Council Tax: Durham County Council, Band C

Tenure: Freehold

Estate Management Charge is payable.

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

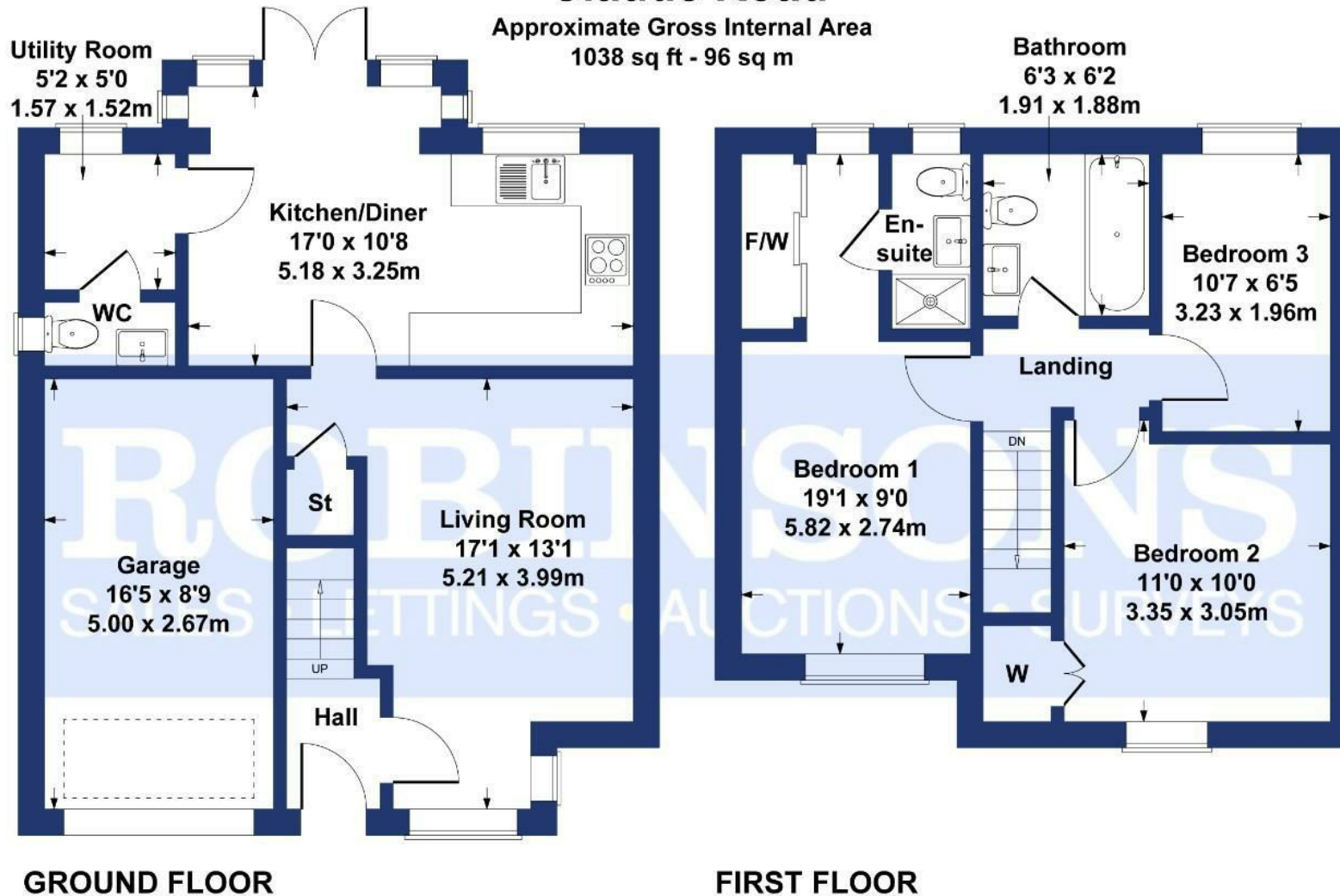
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

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 £42 (inc. VAT) per individual purchaser applies for carrying out these checks.

Claude Road

Approximate Gross Internal Area
1038 sq ft - 96 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		93
(61-81) B		
(39-60) C		
(22-38) D		
(9-21) E		
(1-8) F		
(0) 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.



11 Cheapside, Spennymoor, DL16 6QE
Tel: 01388 420444
info@robinsonsspennymoor.co.uk
www.robinsonsestateagents.co.uk

