



Thistle Close, Spennymoor, DL16 7YD
3 Bed - House - Detached
Reduced £209,450

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Welcome to this beautiful three-bedroom detached family home, nestled on a desirable corner plot in Thistle Close, Spennymoor. This property offers a perfect blend of comfort and convenience, making it an ideal choice for families seeking a welcoming environment.

Upon entering, you are greeted by a spacious entrance hallway that leads to a large lounge and dining area, perfect for entertaining guests or enjoying family time. The kitchen is equipped with integrated appliances, ensuring that meal preparation is both efficient and enjoyable. Additionally, the ground floor features a useful W/C and a delightful conservatory, which provides a lovely space to relax and enjoy the garden views.

As you ascend to the first floor, you will find a charming landing that grants access to three generously sized bedrooms, each fitted with wardrobes for ample storage. The master bedroom boasts the added luxury of an ensuite bathroom, while a well-appointed family bathroom serves the other two bedrooms.

This splendid family home is situated in a popular residential area of Middlestone Moor, just a short stroll from local shops, schools, and regular bus services. The property benefits from excellent transport links, providing easy access to Bishop Auckland, Darlington, and Durham. Spennymoor town centre is approximately one mile away, offering a wide range of shopping and leisure facilities to cater to all your needs.

Properties in this sought-after area rarely come to the market, making early viewing highly recommended to avoid disappointment. This home is not just a place to live; it is a wonderful opportunity to create lasting memories in a vibrant community.

EPC Rating C
Council Tax Band D

Hallway

Radiator, Wood effect flooring, access to garage.

W/C

W/C, wash hand basin, radiator and Upvc window.

Lounge / Diner

20'2 x 15'6 max points (6.15m x 4.72m max points)

Radiator, Upvc window, French doors leading to conservatory, stairs to the first floor and French Doors leading to the rear garden.

Kitchen

11'8 x 8'0 (3.56m x 2.44m)

Wall and base units, integrated oven, hob, extractor fan, fridge and freezer, plumbed for washing machine, space for for dryer, tiled splash backs, stainless steel sink with mixer tap and drainer, radiator, Upvc window.

Conservatory

8'9 x 8'2 (2.67m x 2.49m)

Upvc windows, French doors leading to the rear garden.

Landing

Upvc window, storage cupboard, loft access.

Bedroom One

11'1 x 11 +robes (3.38m x 3.35m +robes)

Fitted wardrobes, Upvc window, radiator

Ensuite

Shower Cubicle, wash hand basin, W/C, Upvc window, tiled flooring and splash backs, extractor fan.

Bedroom Two

11'2 x 9'4 + robes (3.40m x 2.84m + robes)

Upvc window, Radiator, fitted wardrobes.

Bedroom Three

8'8 x 8'1 + robes (2.64m x 2.46m + robes)

Upvc window, Radiator, fitted wardrobes.

Bathroom

8'4 x 6'6 max point (2.54m x 1.98m max point)

White panelled bath with shower attachment, wash hand basin, W/C, Upvc window, radiator, extractor fan.

Garage

16'5 x 8'0 max points (5.00m x 2.44m max points)

power and lighting.

Externally

To the front elevation is a good sized driveway which leads to a garage and good sized easy to maintain garden, while to the rear there is a lovely enclosed larger than average garden and patio.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultra-fast 1000Mbps *

Mobile Signal/Coverage: Good

Tenure: Freehold

Council Tax: Durham County Council, Band D - Approx. £2,555.93 p.a

Energy Rating: C

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. 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. Robinsons cannot accept liability for any information provided.

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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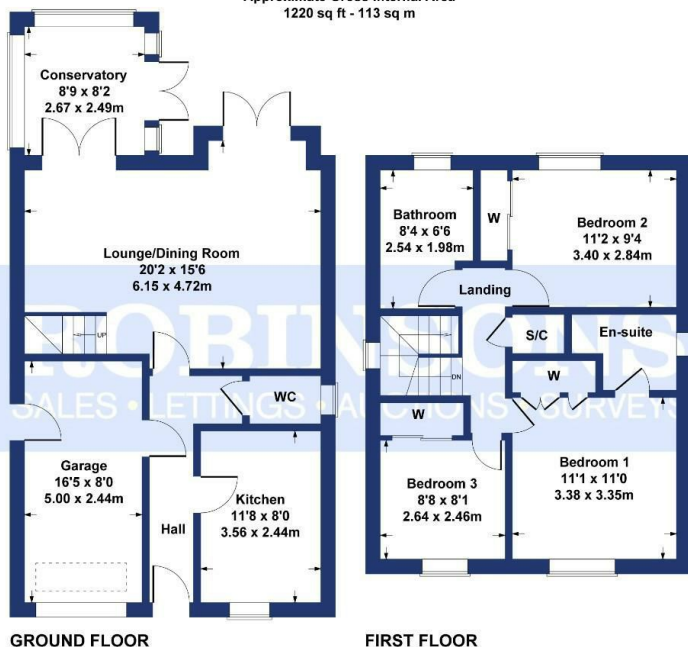
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Thistle Close, Middlestone Moor, Spennymoor

Approximate Gross Internal Area
1220 sq ft - 113 sq m



GROUND FLOOR

FIRST FLOOR

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. 2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(91-95)	B		
(81-90)	C		
(69-80)	D		
(55-68)	E		
(43-54)	F		
(31-42)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	81

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(91-95)	B		
(81-90)	C		
(69-80)	D		
(55-68)	E		
(43-54)	F		
(31-42)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

DURHAM

1-3 Old Elvet
DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

DURHAM REGIONAL HEAD OFFICE

19A old Elvet
DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

CHESTER-LE-STREET

45 Front Street
DH3 3BH

T: 0191 387 3000

E: info@robinsonscs.co.uk

BISHOP AUCKLAND

120 Newgate Street
DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

CROOK

Royal Corner
DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

SPENNYMOOR

11 Cheapside
DH16 6QE

T: 01388 420444

E: info@robinsonsspennymoor.co.uk

SEDFIELD

3 High Street
TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

WYNYARD

The Wynd
TS22 5QQ

T: 0174 064 5444

E: info@wynyardfineandcountry.co.uk

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

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