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Burton Constable Close  
Spennymoor, DL16 7GH

**Offers in the region of £285,000**

House - Detached  
5 Bedroom/s  
2 Bathroom/s

Occupying a GENEROUS CORNER PLOT this 4/5 BEDROOM detached family home features a large open plan fitted kitchen/dining room and sizeable enclosed gardens to the rear.

Upon entering, you are greeted by a welcoming entrance hallway that leads to a spacious lounge at the front of the property, ideal for entertaining guests or enjoying quiet evenings. The heart of the home is undoubtedly the large open-plan fitted kitchen/dining room, which features elegant French doors that open onto the sizeable enclosed garden. This outdoor space is not overlooked, providing a peaceful retreat for family gatherings or summer barbecues.

In addition to the kitchen/dining room, the property boasts a convenient utility room with a WC, enhancing the practicality of daily living. The remaining three double bedrooms are generously sized, and there is also a study that can serve as a fifth bedroom, making it perfect for those who work from home or require additional space.

The property is set on a generous corner plot, offering a driveway that accommodates a number of vehicles, along with an integral single garage for added convenience. The family bathroom/WC is well-appointed, ensuring that all needs are met in this delightful home.

This property is a rare find, combining modern living with ample space and a lovely garden, making it an ideal choice for families or those seeking a comfortable and stylish residence in Spennymoor.





- 4/5 bedrooms
- Large open plan fitted kitchen/dining room with French doors
- Principal bedroom with built-in wardrobes and en-suite shower room/WC
- Study / 5th bedroom
- Generous corner plot with driveway suitable for parking a number of vehicles leading to integral garage
- Ground floor WC
- Utility room and ground floor WC
- Three further good size bedrooms
- Family bathroom/WC
- Sizeable enclosed rear garden - not overlooked

**Agents Notes**

Tenure:- Freehold

Mains gas, (central heating to radiators), electricity & drainage

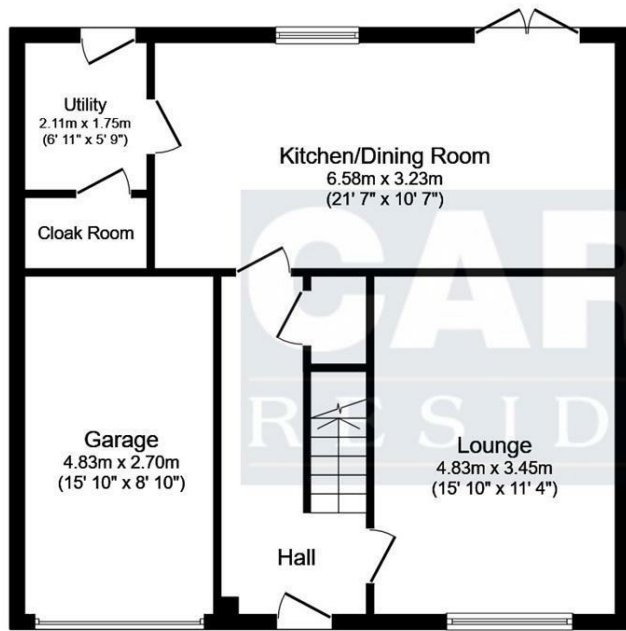
uPVC double glazing throughout

Council Tax:- Band D

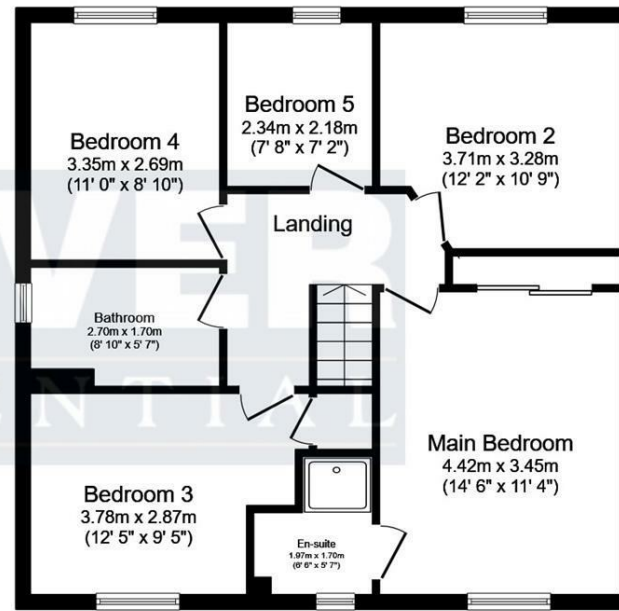
Local Authority:- Durham County Council

**Buyer(s) Identification Checks**

Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity, this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.



Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Vary energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	82	91
	EU Directive 2002/91/EC	

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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MAB 6202



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