





Sledmore Drive, Spennymoor, DL16 7GP

5 Bed - House - Detached

£310,000

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OFFERED TO THE MARKET WITH NO ONWARD CHAIN

Robinsons are delighted to present to the market this IMPRESSIVE FIVE BEDROOM DETACHED FAMILY HOME, occupying a generous corner plot within this highly regarded modern development in Spennymoor. Beautifully presented throughout, this substantial home offers spacious, stylish and versatile accommodation, making it an ideal choice for modern family living. From the moment you enter, the property provides a welcoming sense of space, with two reception rooms, a superb open-plan kitchen/dining room, utility room and downstairs WC.

The IMPRESSIVE KITCHEN is fitted with a comprehensive range of wall, base and drawer units, complemented by a central island and integrated appliances including oven, hob, dishwasher and fridge/freezer. The adjoining DINING AREA creates an excellent space for entertaining and family gatherings, while the ADDITIONAL RECEPTION ROOM offers flexibility as a HOME OFFICE,/PLAY ROOM or SECOND SITTING ROOM. To the first floor are five generously proportioned bedrooms. The principal bedroom benefits from a private EN-SUITE SHOWER ROOM, with the remaining bedrooms served by a well-appointed FAMILY BATHROOM. Externally, the property continues to impress. The ENCLOSED REAR GARDEN provides a superb private outdoor space, featuring lawn, paved patio and decked areas, together with space for a hot tub. To the front is a generous DOUBLE DRIVEWAY providing ample off-road parking and access to the GARAGE/STORE.

Constructed by Charles Church, this desirable development is conveniently positioned approximately one mile from Spennymoor town centre, with a wide range of shopping, leisure and everyday amenities close by. Excellent road connections provide easy access to Durham, Darlington and surrounding areas. A substantial and beautifully positioned family home offering generous living space, excellent outdoor accommodation.

Council Tax Band D
EPC Rating TBC

Entrance Hallway
With quality flooring, storage cupboard, central heating radiator and staircase to first floor.

Lounge
15'8x11'3 (4.78mx3.43m)
With quality flooring, central heating radiator and upvc window.

Home Office
8'9x8'7 (2.67mx2.62m)
Fitted with a range of wall and base storage units, spot lights to ceiliing, central heating radiator and upvc window.

Kitchen/Dining Room
21'5x10'5 (6.53mx3.18m)
Fitted with a stunning range of wall and base units, granite work tops with inset sink unit and mixer tap, granite splash backs, integrated double oven, hob, extractor fan, wine cooler, coffee machine, dishwasher, fridge freezer, central island with breakfast bar, quality flooring, spot lights to ceiling, central heating radiator, upvc window and french doors to rear.

Utility
6'9x5'8 (2.06mx1.73m)
Fitted with a stunning range of wall and base units, washing machine, tumble dryer, quality flooring, feature radiator and access to rear.

WC
With wc, wash hand basin, extractor fan, quality flooring and feature radiator.

First Floor

Landing
With quality flooring.

Bedroom 1
14'4x11'4 (4.37mx3.45m)
With fitted wardrobes, quality flooring and upvc window.

En- Suite
Double shower cubicle, wash hand basin, tiled splash backs, wc, extractor fan, central heating radiator and upvc window.

Bedroom 2
10'7x12'2 (max points) (3.23mx3.71m (max points))
With fitted wardrobes, quality flooring, central heating radiator and upvc window.

Bedroom 3
9'5x11'8 (max points) (2.87mx3.56m)
With fitted wardrobes, storage cupboard, central heating radiator and upvc window.

Bedroom 4
11'x9'1 (3.35mx2.77m)
With quality flooring, central heating radiator and upvc window.

Bedroom 5/Dressing Room
7'6x7'2 (2.29mx2.18m)
Fitted wardrobes, dressing table, quality flooring central heating radiator and upvc window.

Bathroom
9'1x5'9 (2.77mx1.75m)
Modern suite comprising large Whirlpool bath, wash hand basin, wc, tiled splash backs, extractor fan, feature radiator and upvc window.

Garage
6'1x9' (1.85mx2.74m)
With electric door and power points.

Externally
To the front of the property is an easy to maintain garden and large block paved driveway which gives access to a garage with electric door. To the rear there is a good sized enclosed garden with patio and decking.

Agents Notes
Council Tax: Durham County Council, Band D
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
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 £50.00 + VAT (£60.00 including VAT) per individual purchaser applies for carrying out these checks.











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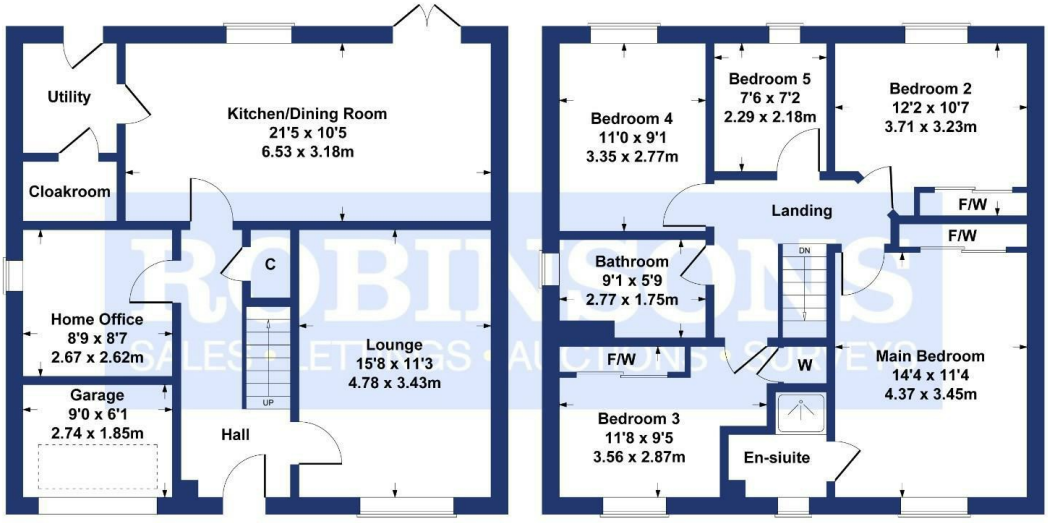
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Sledmore Drive

Approximate Gross Internal Area
1458 sq ft - 135 sq m

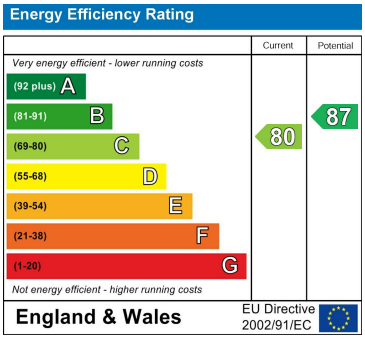


GROUND FLOOR FIRST FLOOR

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. 2026



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