





Sledmore Drive, Spennymoor, DL16 7GP
4 Bed - House - Detached
£249,950

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Robinsons are delighted to offer to the market this beautifully presented four-bedroom detached family home, pleasantly situated within a quiet and highly sought-after cul-de-sac on the popular modern development of Sledmore Drive. This impressive property enjoys easy access to a wide range of local amenities in and around Spennymoor, excellent transport links to the A1(M) and A19, and further benefits from gas central heating and UPVC double glazing throughout.

The well-appointed accommodation briefly comprises: an inviting entrance hallway, ground floor cloakroom/WC, spacious lounge, and a contemporary open-plan kitchen/dining room with French doors opening onto the rear garden. To the first floor are four well-proportioned bedrooms, with the principal bedroom benefiting from en-suite facilities, together with a modern family bathroom.

Externally, the property enjoys a driveway providing off-street parking and access to a single garage. To the rear is an enclosed garden, predominantly laid to lawn, complemented by a paved patio area, making it ideal for outdoor entertaining and family enjoyment.

Early viewing is highly recommended to fully appreciate the size, location, and quality of accommodation on offer.

EPC Rating TBC
Council Tax Band D

HALLWAY
Radiator, wood effect flooring, stairs to first floor

W/C
W/C, wash hand basin, radiator, extractor fan

LOUNGE
14'0" x 10'4" (4.27 x 3.15)
Quality floor covers, radiator, uPVC window

KITCHEN / DINER
23'9" x 8'7" (7.24 x 2.62)
White wall and base units, integrated oven with splash backs, extractor fan, space for American fridge freezer, plumbed for washer, stainless steel sink with mixer tap, uPVC window, radiator, french doors leading to the rear garden, spot lights, space for dining room table, storage cupboard, quality flooring

LANDING
Quality floor covers, uPVC window, loft access

BEDROOM ONE
13'4" x 10'8" (4.06 x 3.25)
uPVC window, radiator

EN SUITE
Double shower cubicle, wash hand basin, radiator, W/C, uPVC window

BEDROOM TWO
14'0" x 10'3" (4.27 x 3.12)
uPVC window, radiator, quality flooring

BEDROOM THREE
11'0" x 9'3" (3.35 x 2.82)
uPVC window, radiator, quality floor covers

BEDROOM FOUR
9'3" x 6'4" (2.82 x 1.93)
uPVC window, radiator, quality flooring

BATHROOM
White panel bath, wash hand basin, W/C, radiator, uPVC window, half tiled

EXTERNAL
To the front elevation is a pleasant garden and smart paved driveway which leads to a single garage, whilst to the rear is a nice sized rear garden with patio area.

Agents Notes
Council Tax: Durham County Council, Band D

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.

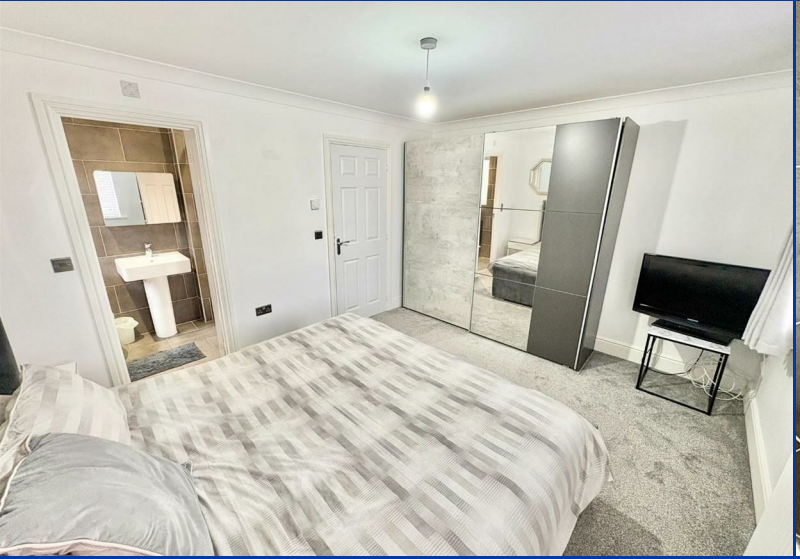
Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from 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 £50.00 + VAT (£60.00 including VAT) per individual purchaser applies for carrying out these checks.











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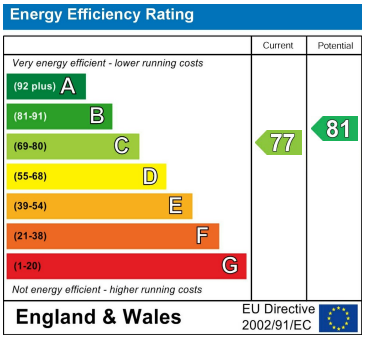
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