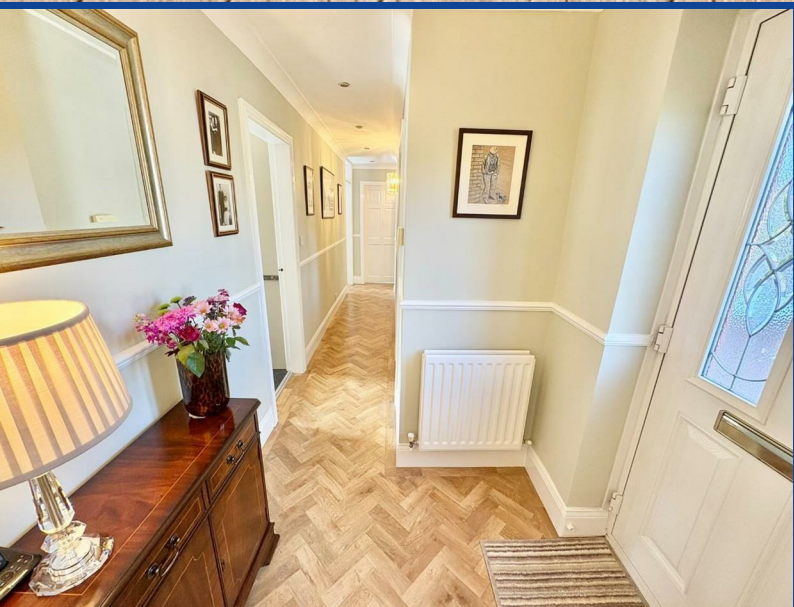




Walkworth Lane, Spennymoor, DL16 6UY  
3 Bed - Bungalow - Detached  
Reduced £335,000

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS

## A Rare Opportunity to Acquire a Stunning Detached Bungalow

Robinsons are delighted to offer to the market this beautifully presented three-bedroom detached bungalow, situated on the highly sought-after Grange Estate, just off Durham Road. Occupying a pleasant position within this popular residential development, the property lies less than half a mile from Spennymoor Town Centre and its excellent range of amenities. Viewing is essential to fully appreciate the quality, space and location of this exceptional home.

This impressive bungalow is sure to appeal to a wide range of purchasers and boasts a host of outstanding features, including a stunning fitted kitchen with integrated appliances, an ultra-modern shower room, a spacious lounge, conservatory, beautifully maintained gardens, UPVC double glazing, gas central heating, ample off-road parking and a garage.

The accommodation briefly comprises an inviting entrance hallway, a generous lounge leading through to a bright and airy conservatory, and a stylish contemporary kitchen fitted with a range of quality units and integrated appliances. There are three well-proportioned bedrooms, with both the principal bedroom and bedroom two benefiting from fitted wardrobes, whilst bedroom three is currently utilised as a dining room. Completing the accommodation is a luxurious and modern shower room.

Externally, the property enjoys an attractive and low-maintenance front garden alongside a substantial block-paved driveway providing ample off-road parking and leading to the garage. To the rear is a beautifully landscaped enclosed garden with patio seating areas, a charming summer house and a useful storage shed, creating an ideal space for relaxing and entertaining.

EPC Rating: D  
Council Tax Band: D

### Hallway

Karndean flooring, spot lights, loft access, storage cupboard

### Lounge

17'9 x 15'0 (5.41m x 4.57m)

UPVC windows, radiator, access to conservatory

### Conservatory

12'9 x 9'8 max points (3.89m x 2.95m max points )

UPVC windows, wood effect flooring, French doors to rear

### Kitchen

12'4 x 11'8 (3.76m x 3.56m)

Modern wall & base units, integrated oven hob, extractor fan, fridge freezer, dishwasher, microwave, sink with mixer tap & drainer, tiled splash backs, radiator, quality flooring, under counter lighting, UPVC window, radiator, airing cupboard, access to rear

### Bedroom 3 / dining room

12'4 x 9'8 max points (3.76m x 2.95m max points )

Quality flooring, UPVC radiator

### bedroom one

12'0 x 11'8 max points (3.66m x 3.56m max points)

Fitted wardrobes, fitted draws, quality flooring, radiator, UPVC window, spot lights

### Bedroom two

12'2 x 8'7 + robes (3.71m x 2.62m + robes)

fitted wardrobe, radiator, UPVC window

### Shower room

8'6 x 7'4 (2.59m x 2.24m )

Large shower cubicle, wash hand basin, w/c, fully tiled, feature radiator, UPVC window, s/c, spot lights

### Externally

To the front elevation is an easy to maintain garden & large block paved driveway & garage, while to the rear there is a beautiful enclosed garden patio with the added bonus of shed & summer house which also has power.

### Garage

15'1 x 8'5 (4.60m x 2.57m)

Power, lighting, UPVC window, water

### Agent 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 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.



# OUR SERVICES

Mortgage Advice

Conveyancing

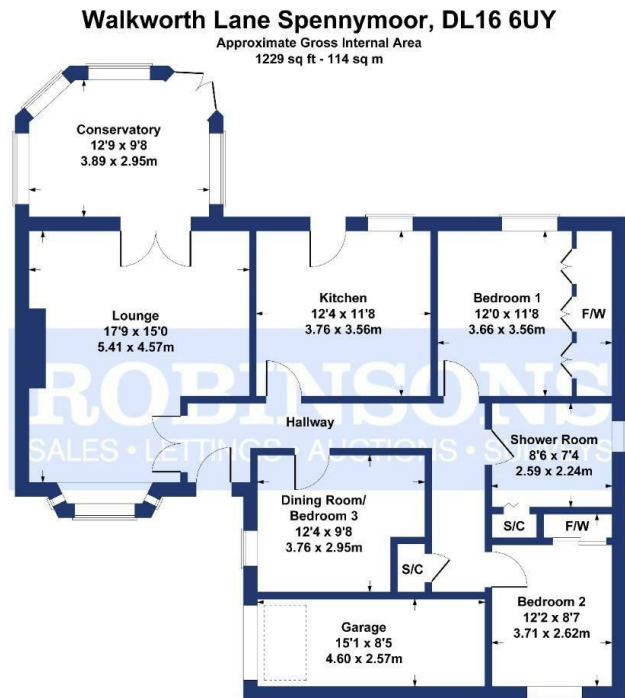
Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager



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

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 68                      | 78        |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| 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@robinsonscsls.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@robinsonswynyrd.co.uk

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



# ROBINSONS

SALES • LETTINGS • AUCTIONS

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