



Alnwick Drive, Spennymoor, DL16 7GE
4 Bed - House - Detached
£269,950

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Situated in the desirable area of Spennymoor, Alnwick Drive offers an exciting opportunity to acquire a spacious and attractive four-bedroom detached family home. From the moment you arrive, the property offers an appealing combination of style, comfort and practicality. Generously proportioned throughout, the accommodation has been thoughtfully designed to provide an excellent environment for both relaxed family living and entertaining guests.

The welcoming reception room provides a versatile and inviting space, ideal for unwinding with family or hosting friends. The property further benefits from three well-appointed bathrooms, offering an excellent level of convenience for modern family life and providing additional privacy for guests. The four bedrooms are all generously sized, offering considerable flexibility to suit a variety of lifestyles. Whether you require dedicated bedrooms for the family, a guest suite, home office or hobby space, this property provides the versatility to adapt to your needs.

Alnwick Drive is ideally placed for enjoying all that Spennymoor has to offer, with local amenities, shops, schools and leisure facilities within easy reach. The surrounding area also provides opportunities for pleasant walks and outdoor activities, while excellent transport links make travelling to neighbouring towns and cities convenient.

Combining generous accommodation, versatile living space and a sought-after location, this impressive detached home represents an excellent opportunity for buyers looking for a stylish and comfortable family residence.

An early viewing is highly recommended to fully appreciate the space, versatility and lifestyle this wonderful home has to offer.

EPC Rating TBC
Council Tax Band E

Hallway

Quality flooring, radiator, stairs to first floor

W/C

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

Lounge

14'7 x 12'2 (4.45m x 3.71m)

Upvc bay window, radiator and quality flooring

Kitchen

23'11 x 8'11 (7.29m x 2.72m)

Well presented wall & base units, integrated oven, hob, extractor fan, dishwasher space for fridge freezer, radiator, tiled splashbacks, stainless steel sink with mixer tap and drainer, spotlights, storage cupboard.

Dining Area

Space for dining room table, French doors leading to rear

First Floor Landing

Airing cupboard, radiator, stairs to second floor

Bedroom Two

12'3 x 10'3 (3.73m x 3.12m)

Fitted wardrobes, radiator, Upvc window

En-suite

Double shower cubicle, wash hand basin, w/c, chrome towel radiator and extractor fan

Bedroom Three

12'8 x 9'1 (3.86m x 2.77m)

Upvc window and radiator

Bedroom Four

11'10 x 7'11 (3.61m x 2.41m)

Upvc window and radiator

Bathroom

White panelled bath, wash hand basin, w/c, radiator, Upvc window and extractor fan

2nd Floor Landing

Upvc window and storage cupboard

Bedroom One

14'9 x 14'6 (4.50m x 4.42m)

Fitted wardrobes, radiator and Upvc window

En-suite

Double shower cubicle, wash hand basin, w/c, Velux window, tiled splash backs and extractor fan

Externally

To front elevation is a easy to maintain garden, while to the the rear there is a enclosed private garden and patio, which gives access to a driveway and garage

Agents Notes

Council Tax: Durham County Council, Band E

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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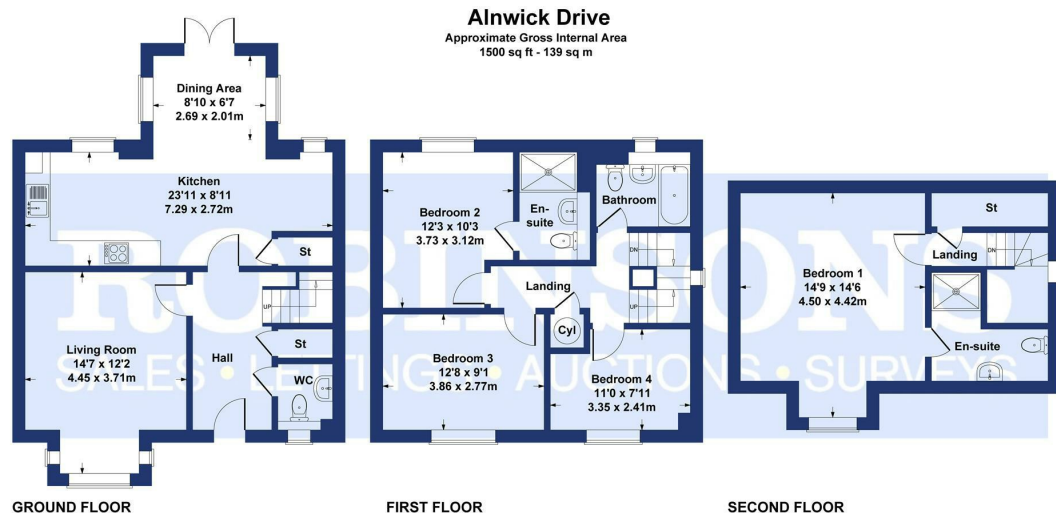
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SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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