



**Alnwick Drive, Spennymoor, DL16 7GE**  
**4 Bed - House - Detached**  
**Offers Over £280,000**

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Nestled in the charming area of Spennymoor, Alnwick Drive presents an exceptional opportunity to acquire a splendid detached house. This delightful property boasts four generously sized bedrooms, making it an ideal home for families or those seeking extra space. The layout is thoughtfully designed, featuring a welcoming reception room that serves as a perfect gathering space for family and friends.

With three well-appointed bathrooms, convenience and comfort are at the forefront of this home, ensuring that busy mornings run smoothly and guests are well accommodated. The property offers a harmonious blend of modern living and traditional charm, making it a wonderful retreat after a long day.

The surrounding area of Spennymoor is known for its friendly community and local amenities, providing everything one might need within easy reach. Whether you are looking to enjoy leisurely walks in nearby parks or take advantage of local shops and schools, this location has much to offer.

In summary, this detached house on Alnwick Drive is a remarkable find, combining spacious living with a prime location. It is perfect for those seeking a comfortable and stylish home in a vibrant community. Do not miss the chance to make this property your own.

EPC C  
Council Tax Band E



#### Hallway

Tiled flooring, radiator, stairs to the first floor, storage cupboard.



#### W/C

W/C, wash hand basin, tiled splashbacks and flooring, radiator, uPVC window, extractor fan.



#### Lounge

14'5 x 12'1 (4.39m x 3.68m)

UPVC bay window, radiator, pleasant outlook, tastefully decorated, quality flooring.



#### Open Plan Kitchen/Dining Room

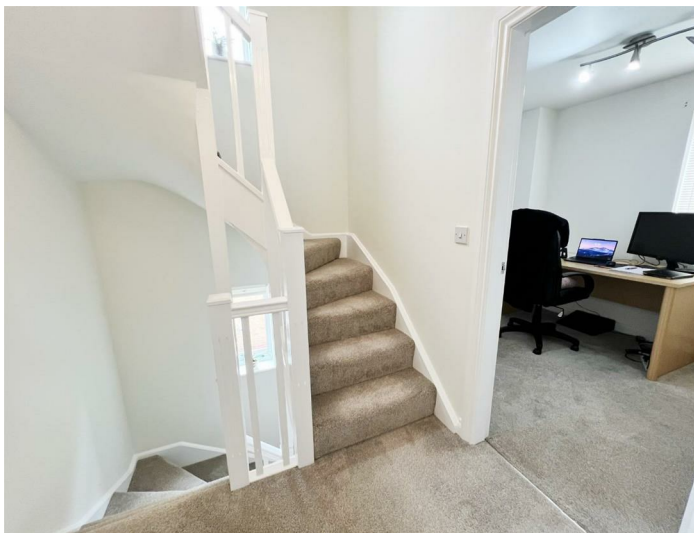
23'7 x 15'4 max points (7.19m x 4.67m max points)

Modern wall and base units, integrated oven, hob, extractor fan, dishwasher, sink with mixer tap and drainer, stylish splashbacks, spotlights, storage cupboard, space for dining room table, uPVC window, French doors leading to the rear garden, back door also leading to the rear garden, feature radiator, plumbed for fridge freezer.



#### First Floor Landing

UPVC window, radiator, stairs to the second floor, airing cupboard, quality flooring.



#### Bedroom Two

12'1 x 10'1 (3.68m x 3.07m)

UPVC window, radiator, fitted wardrobes, quality flooring.



#### En-suite

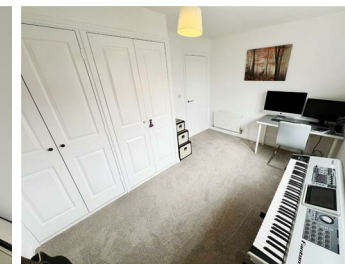
Double shower cubicle, wash hand basin, w/c, radiator, extractor fan.



#### Bedroom Three

12'7 x 9'1 (3.84m x 2.77m)

Radiator, uPVC window, fitted wardrobes, quality flooring.



#### Bedroom Four

10'8 x 7'8 (3.25m x 2.34m)

UPVC window, radiator, quality flooring.

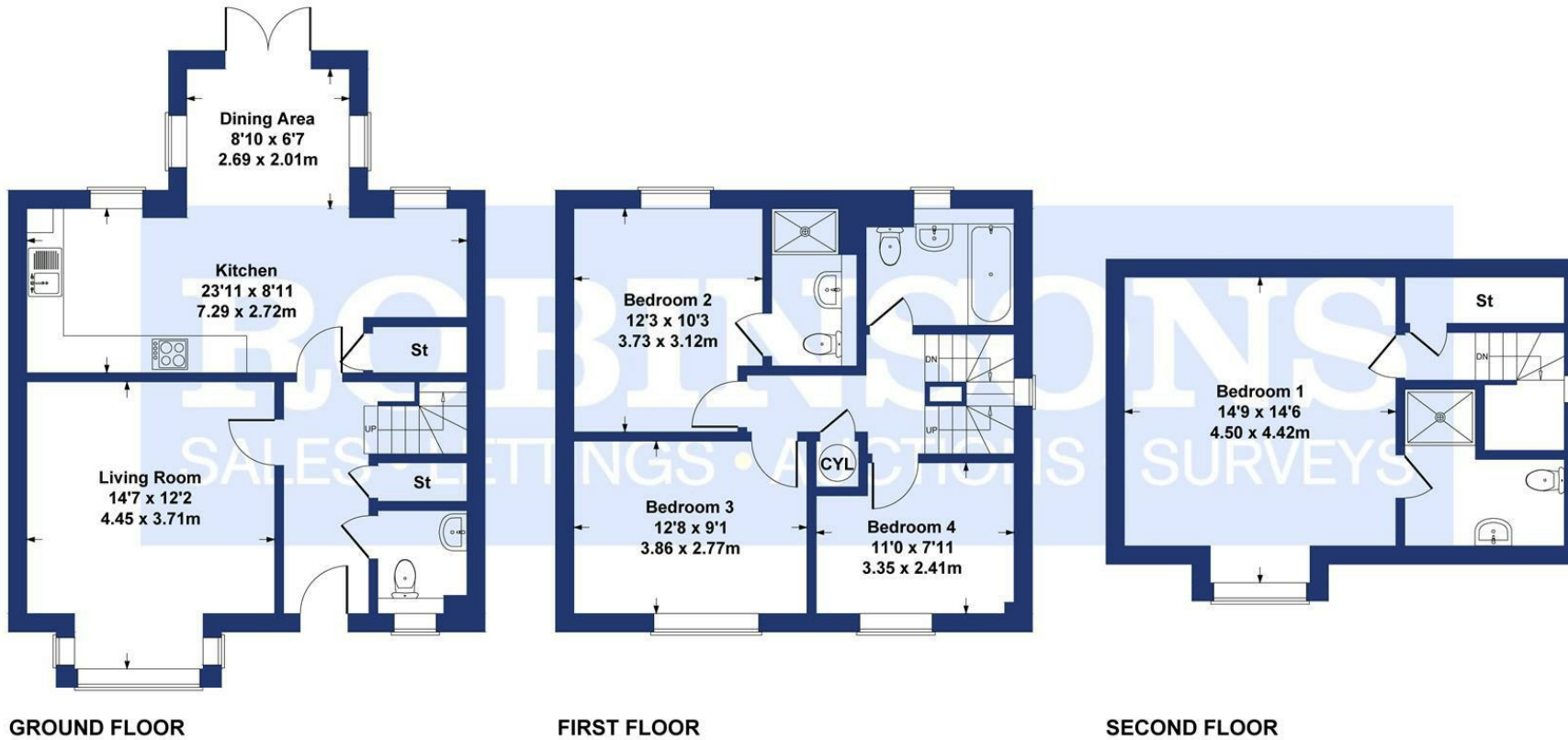




# Alnwick Drive

Approximate Gross Internal Area  
1500 sq ft - 139 sq m

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 85                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   | 76      |                         |
| (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 |



## 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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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.