



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

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Alnwick Drive Spennymoor, DL16 7GE

Located on the desirable Whitworth Park estate on Alnwick Drive, Spennymoor, this beautifully presented four-bedroom detached family home is a rare find. With its spacious layout, the property boasts two generous reception rooms, providing ample space for both relaxation and entertaining. The large kitchen is well-equipped, making it a delightful space for culinary enthusiasts and family gatherings alike.

The home features four sizeable bedrooms, including a master suite with an ensuite bathroom, ensuring comfort and privacy for all family members. The well-appointed family bathroom complements the living space, offering convenience for daily routines.

One of the standout features of this property is its stunning outlook over playing fields to the rear, providing a serene backdrop for your family life. The lovely south facing enclosed garden is perfect for children to play safely or for hosting summer barbecues with friends and family.

Situated close to local schools and amenities, this home also benefits from excellent transport links to the A19 & A1, making commuting a breeze. This property is truly a gem in the market, and early viewing is highly recommended to avoid disappointment. Don't miss the opportunity to make this wonderful family home your own.

EPC Rating C
Council Tax Band D









Hallway

Quality flooring, radiator

Lounge

15'2 x 13'6 max points (4.62m x 4.11m max points)

Upvc bay window, radiator and quality flooring.

Family Room

17'1 x 8'6 (5.21m x 2.59m)

Upvc French doors leading to rear, radiator, stairs to the first floor and quality flooring.

Kitchen

10'3 x 9'5 (3.12m x 2.87m)

modern wall and base units, integrated oven, hob extractor fan, space for fridge and freezer, space for dining room table, stainless steel sink with drainer and mixer tap, Upvc window, radiator, quality flooring.

Utility Room

5'3 x 4'4 (1.60m x 1.32m)

plumbed for washing machine, radiator and quality flooring

W/C

W/C, wash hand basin, extractor fan, radiator and quality flooring.

Landing

Loft access, storage cupboards, radiator and quality flooring.

Bedroom One

12'0 x 11'2 (3.66m x 3.40m)

Upvc window, radiator and quality flooring.

Ensuite

9'3 x 5'3 max points (2.82m x 1.60m max points)

Double shower cubicle, wash hand basin, W/C, chrome towel radiator, Upvc window, tiled splash backs.

Bedroom Two

16'4 x 9'6 max points (4.98m x 2.90m max points)

Stylish fitted wardrobes, Upvc window with beautiful outlook, radiator and quality flooring.

Bedroom Three

10'3 x 9'3 (3.12m x 2.82m)

Stylish fitted wardrobes, Upvc window with beautiful outlook, radiator and quality flooring.

Bedroom Four.

11'3 x 10'3 (3.43m x 3.12m)

Upvc window, radiator and quality flooring.

Bathroom

7'9 x 6'3 (2.36m x 1.91m)

White pannled bath, wash hand basin, W/C, tiled splash backs, chrome towel radiator, Upvc window.

Externally

To the front elevation is a well presented and easy to maintain garden and good sized driveway which leads to a garage, while to the rear there is a lovely south facing enclosed garden which is not directly overlooked and benefits from two decked areas, double electric point and outside tap.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultra-fast 9000Mbps

Mobile Signal: Average

Tenure: Freehold

Council Tax: Durham County Council, Band: D approx. £2,555.93 pa

Energy Rating: C



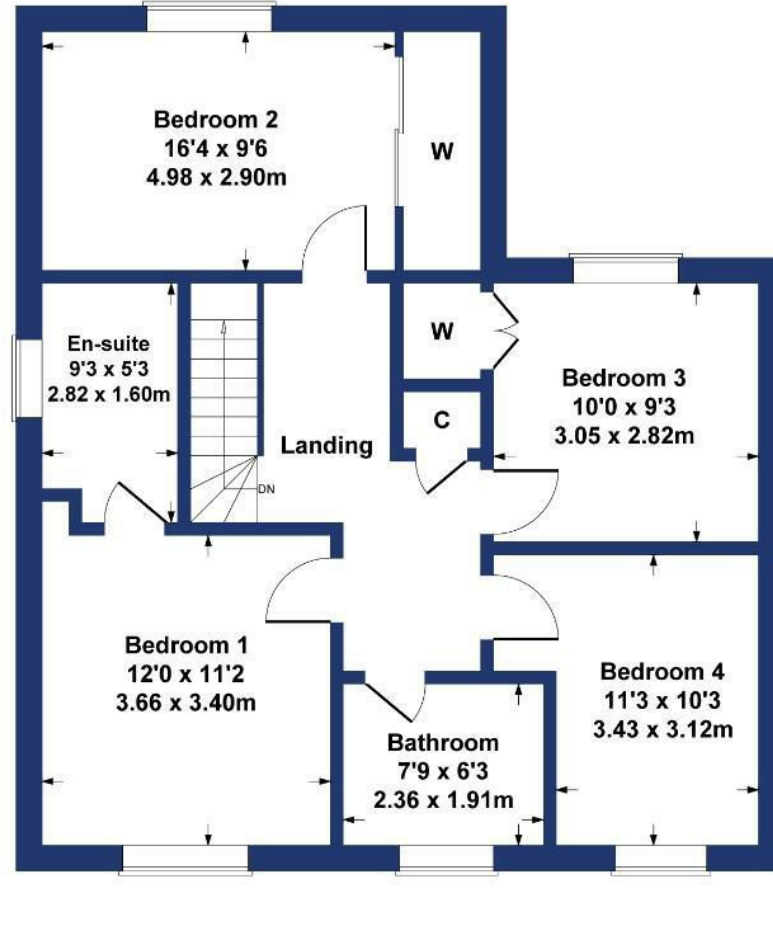
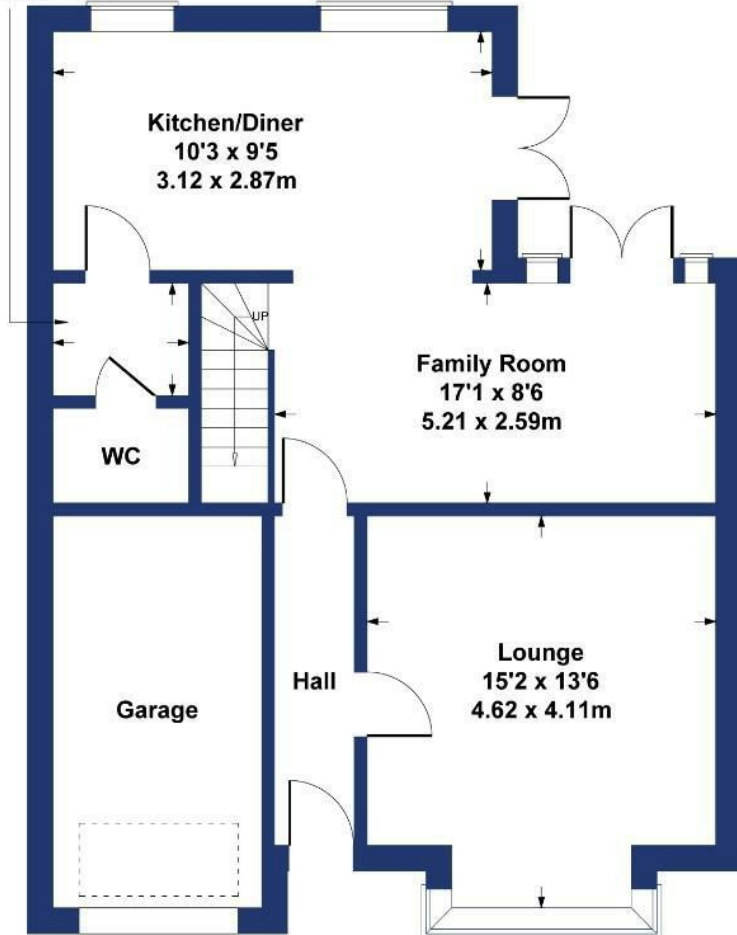
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Alnwick Drive

Approximate Gross Internal Area
1529 sq ft - 142 sq m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		87
(61-81)	B		
(69-80)	C	77	
(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	

Utility
5'3 x 4'4
1.60 x 1.32m



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. 2025

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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