



Edison Drive, Spennymoor, DL16 7UW
4 Bed - House - Detached
£244,950

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We are pleased to offer for sale a superb and truly stunning four bedroom detached family home, located on Merrington Park, a new popular residential development on the outskirts of Spennymoor within easy reach of the town centre where there are a range of shopping and leisure facilities. The property has been finished to a ultra modern and high quality standard which is a credit to its current owners for its stylish and quality thought and can only be appreciated by internal viewing. This beautiful property offers excellent family sized accommodation with the benefit of well presented kitchen, bathroom, ensuite, garage and driveway, gas central heating and upvc double glazing. A particular feature of the property is the large open plan Kitchen/Dining with French doors to the rear garden.

Presented in immaculate decorative order throughout the well appointed accommodation briefly comprises: entrance Hall, ground floor W/C, Lounge, stunning fitted kitchen with central island, separate dining room / study, to the first floor is a four bedrooms with the master bedroom having the added bonus of ensuite and beautiful family bathroom. Externally to the front and side elevation is a easy to maintain gardens whilst to the rear there is a good sized garden and patio which has the sun for the most of the day. Given all of the above early viewing is advised to avoid any disappointment.

EPC Rating B
Council Tax Band D

Hallway

Radiator, 2x storage cupboards, stairs to first floor.

W/C

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

Lounge

16'8 x 10'2 (5.08m x 3.10m)

UPVC window, radiator, french doors leading to rear garden.

Dining Room

10'7 x 9'6 (3.23m x 2.90m)

UPVC windows, radiator.

Kitchen

15'1 x 15'1 (4.60m x 4.60m)

Modern white wall and base units, integrated oven, gas hob, extractor fan, fridge freezer, washing machine and dishwasher, central island, uPVC windows, stainless steel sink with mixer tap and drainer, quality flooring, radiator, french doors leading to rear.

Landing

Loft access, radiator, uPVC window.

Bedroom One

15'1 x 10'1 (4.60m x 3.07m)

UPVC windows, radiator.

En-Suite

Shower cubicle, wash hand basin, W/C, radiator, uPVC window, tiled splashbacks, extractor fan.

Bedroom Two

14'0 x 8'6 (4.27m x 2.59m)

UPVC windows, radiator,

Bedroom Three

9'1 x 8'6 (2.77m x 2.59m)

UPVC windows, radiator.

Bedroom Four

7'4 x 8'0 (2.24m x 2.44m)

UPVC window, radiator.

Bathroom

White panelled bath, wash hand basin, W/C, radiator, tiled splashbacks, extractor fan.

Externally

To the front elevation is an easy to maintain garden and large driveway which leads to a garage. While to the rear there is a large enclosed private garden which wraps around one side of the property.

Agent Notes

Council Tax: Durham County Council, Band D - Approx. £2,555.93 p.a

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

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 £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



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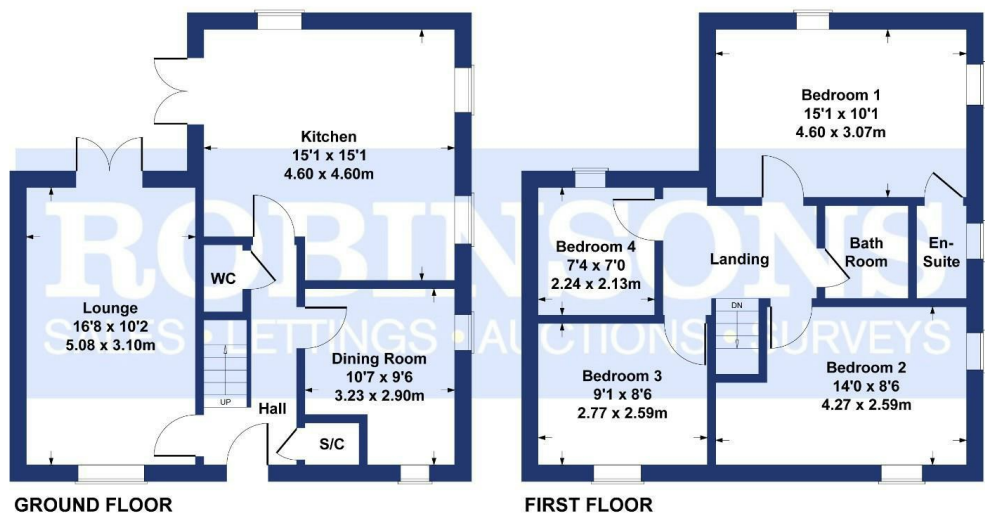
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Edison Drive

Approximate Gross Internal Area
1145 sq ft - 106 sq m



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	82	
(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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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.



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