



Stansfield Close, Spennymoor, DL16 7WL
4 Bed - House - Detached
Asking Price £240,000

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Robinsons are delighted to bring to the market this impressive and beautifully presented four-bedroom detached home, situated on the highly sought-after Cornish Park development in Spennymoor. This immaculate residence would make the perfect purchase for a growing family or anyone looking to take the next step up the property ladder. Offering generous living accommodation throughout, this exceptional home boasts a spacious lounge, a stunning open-plan kitchen/dining room, a landscaped rear garden, an attractive open outlook to the front, solar panels, and four well-proportioned bedrooms. Finished to an excellent standard throughout, the property is ready to move straight into. Conveniently located close to a wide range of local amenities, schools, and leisure facilities, the property also benefits from excellent transport links, providing easy access to major road networks and bus routes. Further benefits include gas central heating and double glazing throughout.

Accommodation briefly comprises: welcoming entrance hallway, cloakroom/WC, spacious lounge, and a stylish open-plan kitchen/dining room fitted with integrated appliances and French doors opening onto the rear garden. A useful utility room completes the ground floor. To the first floor, the landing provides access to four generously sized bedrooms, with the master bedroom benefiting from a contemporary en-suite shower room. A modern family bathroom serves the remaining bedrooms. Externally, the front of the property features an easy-to-maintain garden and a double-length block-paved driveway leading to the garage. To the rear is a beautifully landscaped garden with a patio area, creating an ideal space for outdoor dining and entertaining.

EPC Rating: A
Council Tax Band: D

Hallway

Radiator, storage cupboard, stairs to first floor.

W/C

W/C, wash hand basin, Upvc window, radiator, spot lights.

Lounge

11'3 x 15'4 (3.43m x 4.67m)

Upvc window, radiator, stairs to first floor, spot lights.

Kitchen / Diner

11'3 x 15'4 (3.43m x 4.67m)

Morden wall and base units, integrated oven, hob, extractor fan, dishwasher, stainless sink with mixer tap and drainer, Upvc window, space for dining room table, French doors leading to rear, spot lights.

Utility Room

4'10 x 6'3 (1.47m x 1.91m)

Base units, stainless sink with mixer tap and drainer, plumbed for washing machine,

Landing

Upvc window, storage cupboard.

Bedroom One

10' x 13'6 (3.05m x 4.11m)

Upvc window, radiator

Ensuite

6'9 x 5'10 (2.06m x 1.78m)

Shower cubicle, wash hand basin, W/C, radiator, spot lights, extractor fan.

Bedroom Two

9'10 x 12'9 (3.00m x 3.89m)

Upvc window, radiator

Bedroom Three

9'11 x 12'9 (3.02m x 3.89m)

Upvc window, radiator

Bedroom Four

9'5 x 7'1 (2.87m x 2.16m)

Upvc window, radiator

Bathroom

6'5 x 7'1 (1.96m x 2.16m)

White panelled bath with shower over, wash hand basin, W/C, Upvc window, radiator, spot lights, tiled splash backs

Externally

To the front elevation is a easy to maintain garden, and long driveway which leads to a garage, while to the rear there is a lovely landscaped garden and patio.

Agents Notes

Council Tax: Durham County Council, Band

Tenure: Freehold once completed. At the moment the property will be leasehold as owner has a shared ownership on the property.

Estate Management Charge - To be confirmed.

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 £42 (inc. VAT) per individual purchaser applies for carrying out these checks.



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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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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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