



Boyle Grove, Spennymoor, DL16 6FA
4 Bed - House - Detached
Asking Price £279,950

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Robinsons are delighted to bring to the market this beautifully presented four-bedroom family home, situated on Boyle Grove in Spennymoor. Occupying a generous corner plot within a popular residential development, this attractive property is sure to appeal to a wide range of buyers. Benefiting from a large, landscaped, low-maintenance rear garden, together with a double-length driveway leading to a single garage, the home offers excellent space both inside and out.

Ideally located close to a range of local amenities, including shops, supermarkets, cafés, and retail outlets, the property also enjoys excellent transport links. The nearby A688 provides convenient access to the A1(M) both north and south, while regular bus services connect Spennymoor with surrounding towns and villages.

The accommodation briefly comprises an entrance hallway, a spacious lounge, a versatile second reception room, a generous open-plan kitchen/dining area, and a ground-floor cloakroom/WC. To the first floor, there is a well-proportioned principal bedroom with en-suite facilities, three further bedrooms, and a modern family bathroom.

Externally, the property boasts a sizeable enclosed rear garden that has been thoughtfully landscaped for ease of maintenance, creating an ideal space for outdoor relaxation and entertaining. To the front and side, there is a double-length driveway and single garage, providing ample off-street parking.

EPC Rating: B
Council Tax Band: D

Hallway

Radiator, storage cupboard, stairs to 1st floor

w/c

w/c, radiator, wash hand basin, UPVC window, Tiled flooring, splash backs, extractor fans

Lounge

15'5 x 11'7 (4.70m x 3.53m)

UPVC windows, radiator, wood effect flooring, stylish electric fire

Home office/playroom

9'5 x 8'9 (2.87m x 2.67m)

Wood effect flooring, radiator, UPVC window

Kitchen/diner

24'5 x 10'0 max points (7.44m x 3.05m max points)

Modern wall & base units, integrated oven, hob, extractor fan, dishwasher, stainless steel sink with mixer tap and drainer, tiled splash backs, space for dining room table, radiator, UPVC window, Spot lights, French doors leading to rear

Landing

UPVC windows, radiator, loft access, airing cupboard

Bedroom one

12'1 x 11'5 (3.68m x 3.48m)

UPVC window, radiator, fitted wardrobes

ensuite

Shower cubicle, wash hand basin, w/c, chrome towel radiator, extractor fan, UPVC window

Bedroom three

12'3 x 12'1 max points (3.73m x 3.68m max points)

UPVC windows, radiator

Bedroom two

13'2 x 8'8 max points (4.01m x 2.64m max points)

UPVC window, radiator

Bedroom four

8'6 x 6'2 (2.59m x 1.88m)

UPVC window, radiator, storage cupboard

Bathroom

White panelled bath with shower over, wash hand basin, w/c, UPVC window, tiled splash backs, chrome towel radiator, extractor fan

Externally

To the front elevation is an easy to maintain garden, to the left side of the property is a double length driveway which leads to a garage, while to the rear there is an easy to maintain garden & patio

Agent notes

Council Tax Band D

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 – Electric

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 – Yes

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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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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