



Boyle Grove, Spennymoor, DL16 6FA
4 Bed - House - Detached
Asking Price £264,950

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Robinsons are delighted to present to the market this superb family home, built by the reputable developer Taylor Wimpey. Immaculately maintained and beautifully styled throughout, the property is a true credit to its current owner and should be viewed at the earliest opportunity to avoid disappointment. Positioned on the highly sought after Durham Gate development, the home offers excellent access to Durham City, Darlington and Teesside, while remaining ideally placed for Spennymoor town centre, local schools, shops and a range of everyday amenities.

The spacious accommodation briefly comprises an inviting entrance hall, ground floor WC, generous lounge and a contemporary open plan kitchen diner, with both the lounge and dining area benefiting from French doors that open onto the rear garden.

To the first floor there are four double bedrooms, including a principal bedroom with a stylish en suite and fitted wardrobes, along with a modern family bathroom.

Externally, the property features an attractive, low maintenance front garden and a double length driveway leading to the garage. To the rear is a beautiful south west facing garden with a patio area, which we believe to be larger than average and ideal for relaxing or entertaining.

EPC Rating - B
Council Tax Band - D

Hallway

Radiator, quality flooring, storage cupboard and stairs to first floor.

W/C

W/C, wash hand basin, radiator, tiled flooring, extractor fan,

Lounge

15'0 x 10'9 (4.57m x 3.28m)

Radiator, quality flooring, French doors leading to the rear garden.

Study

7'5 x 7'1 (2.26m x 2.16m)

Radiator, quality flooring, Upvc window.

Kitchen / Dining room / Utility room

22'3 x 15'7 max points (6.78m x 4.75m max points)

Modern white wall and base units, integrated oven, hob, extractor fan, plumbed for washing machine, plumbed for dishwasher, stainless steel sink with mixer tap and drainer, tiled splash backs, radiator, quality flooring, Upvc window, space for dining room table, French doors leading to the rear.

Landing

Radiator, loft access, airing cupboard.

Bedroom One

11'3 x 11'2 (3.43m x 3.40m)

Upvc window, radiator, fitted wardrobes

Ensuite

6'1 x 4'8 (1.85m x 1.42m)

Shower cubicle, wash hand basin, W/C, radiator, Upvc window, extractor fan .

Bedroom Two

11'8 x 9'5 max points (3.56m x 2.87m max points)

Upvc window, radiator, fitted wardrobes

Bedroom Three

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

Upvc window, radiator

Bedroom Four

10'4 x 8'9 max points (3.15m x 2.67m max points)

Upvc window, radiator

Bathroom

6'8 x 5'5 (2.03m x 1.65m)

White panelled bath with shower over, wash hand basin, W/C, tiled splash backs, Upvc window, radiator, extractor fan.

Externally

To the front elevation is a easy to maintain garden and double length driveway which leads to a garage, while to the rear there is a beautiful south west facing garden and patio area which we believe is larger than average.

Agents Notes

Council Tax: Durham County Council, Band D

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 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 £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		94
(81-91) B	84	
(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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