



Aspen Drive, High Handenhold, DH2 1FL
4 Bed - House - Detached
£350,000

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Aspen Drive High Handenhold, DH2 1FL

* NO CHAIN * GORGEOUS OUTLOOK TO FRONT * BEAUTIFULLY PRESENTED THROUGHOUT * HIGH QUALITY FIXTURES AND FITTINGS * MAIN BEDROOM WITH WALK-IN DRESSING ROOM AND EN SUITE * SECOND BEDROOM ALSO WITH EN SUITE * LOW MAINTENANCE GARDENS * SPACIOUS KITCHEN / FAMILY ROOM * GARAGE AND DOUBLE DRIVEWAY *

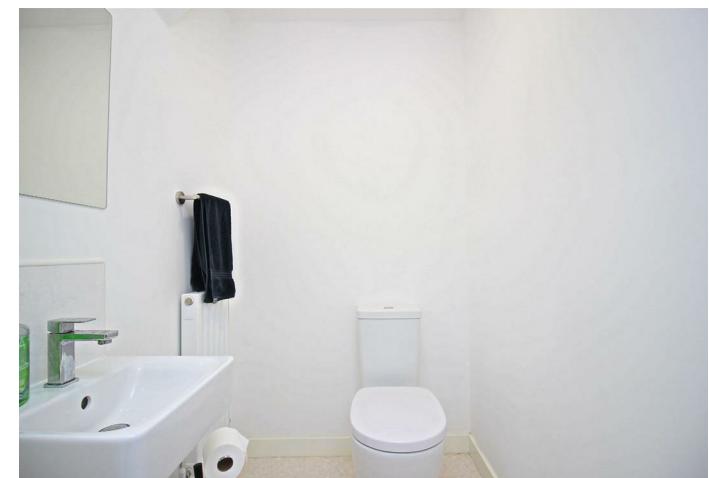
Offered for sale with no onward chain, this stunning four bedroom detached family home occupies a prime position on the sought-after Trinity Green development by Miller Homes, enjoying an attractive outlook to the front across open green space. Beautifully presented throughout, the property offers a superb combination of space, style and practicality, making it a must-view for families and professionals alike.

The floor plan comprises an entrance hallway, a lounge with a feature bay window allowing plenty of natural light, and a spacious open-plan kitchen and family room – ideal for entertaining or relaxed everyday living. Double doors open onto the rear garden, creating a seamless connection between indoor and outdoor space. The ground floor also includes a useful utility room and a downstairs WC.

To the first floor, the impressive main bedroom features a walk-in dressing room and a stylish en suite bathroom. The second bedroom also benefits from its own en suite, perfect for guests or family members. There are two further double bedrooms and a modern family bathroom with a separate shower, completing the generous accommodation.

Externally, the property includes a double driveway and garage providing ample parking, while the rear garden is designed for low maintenance and features attractive Yorkshire stone paving.

Trinity Green offers a peaceful yet well-connected setting. The area provides excellent access to local schools, shops, cafés and leisure facilities, while nearby road links via the A1(M) make commuting to Newcastle, Gateshead and Durham straightforward. Riverside Park, Beamish and a range of nearby countryside walks are also within easy reach.













GROUND FLOOR

Hallway

Downstairs WC

4'7" x 4'3" (1.4 x 1.3)

Lounge

16'6" x 10'5" (5.03 x 3.20)

Kitchen / Family Room

27'10" x 10'2" (8.5 x 3.1)

Laundry Room

6'2" x 4'1" (1.88 x 1.27)

Garage

19'8" x 9'10" (6 x 3)

FIRST FLOOR

Landing

Principle Bedroom

15'8" x 10'2" (4.78 x 3.1)

Dressing Room

9'2" x 3'7" (2.8 x 1.1)

En-Suite

9'2" x 3'7" (2.8 x 1.1)

Bedroom

12'0" x 10'2" (3.68 x 3.1)

En-Suite

6'6" x 6'10" (2 x 2.1)

Bedroom

11'1" x 8'11" (3.38 x 2.74)

Bedroom

10'4" x 8'5" (3.15 x 2.59)

Bathroom

8'6" x 8'2" (2.6 x 2.5)

AGENT'S NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 15 Mbps, Superfast 80 Mbps, Ultrafast 1,800 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

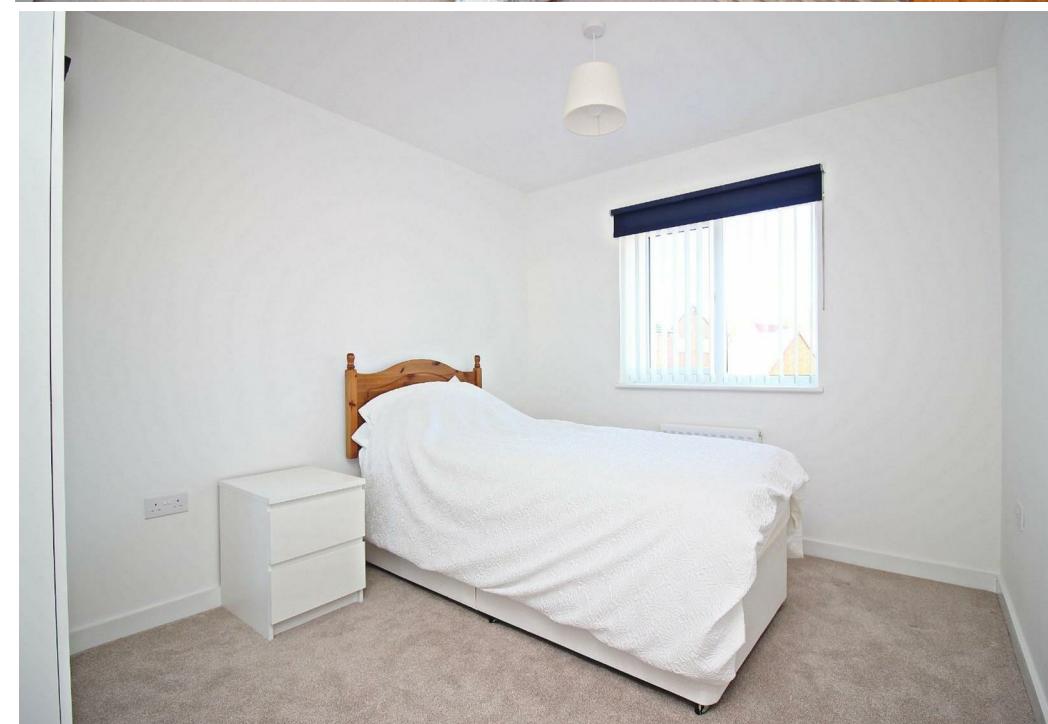
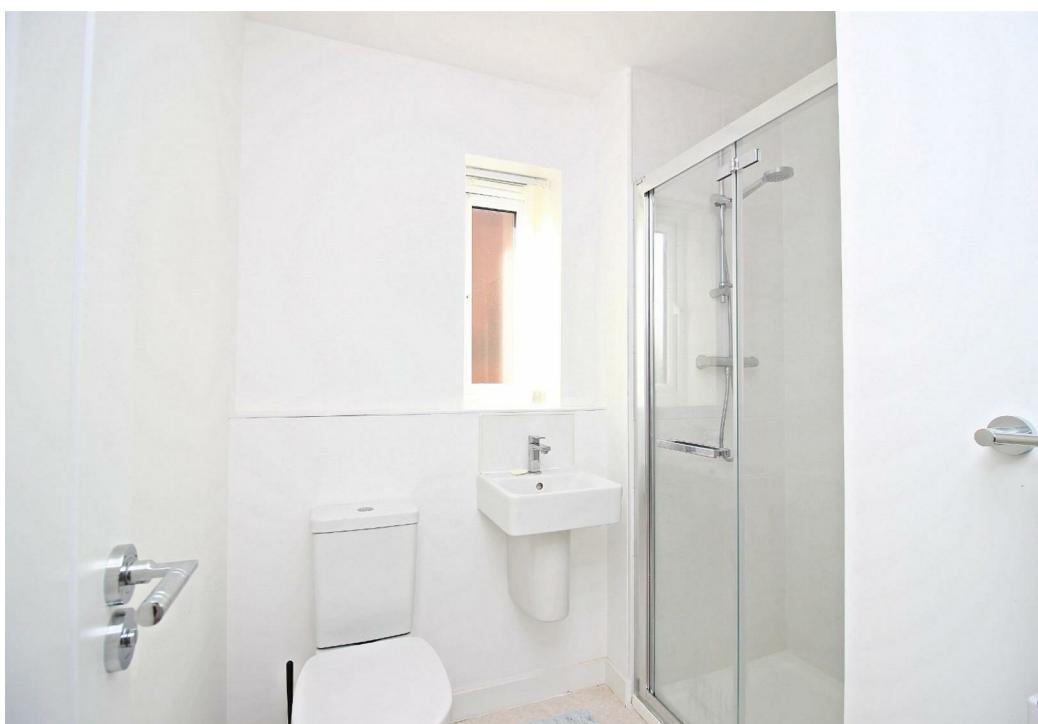
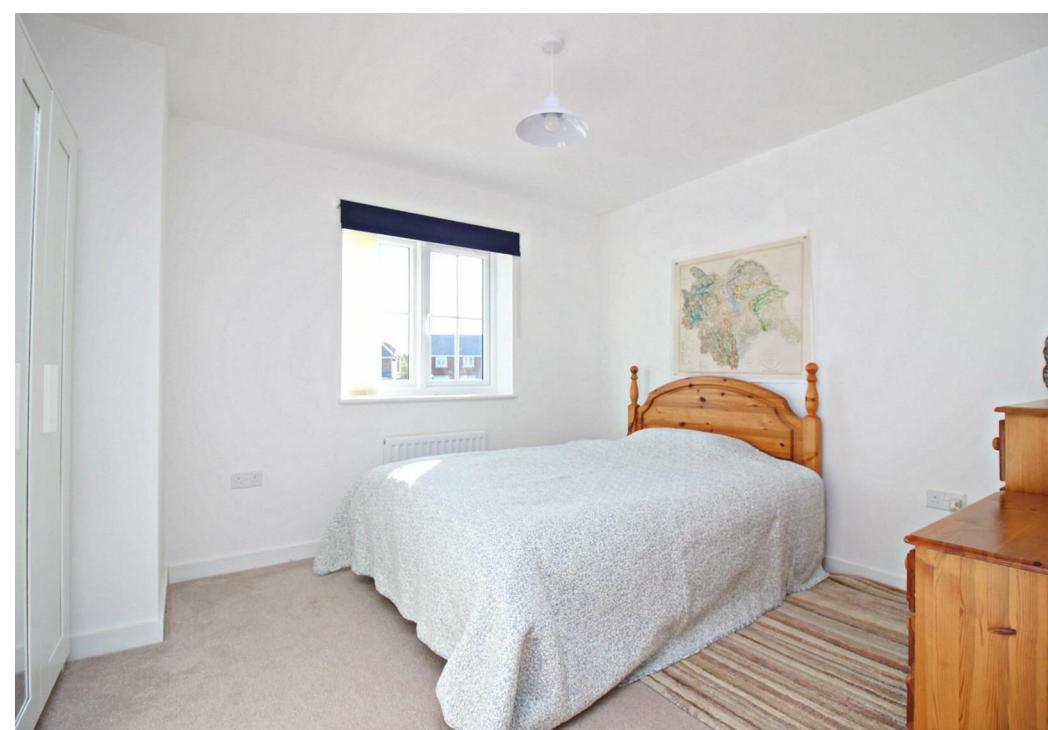
Council Tax: Durham County Council, Band E - Approx. £3,118 p.a

Energy Rating: B

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. 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. Robinsons cannot accept liability for any information provided.

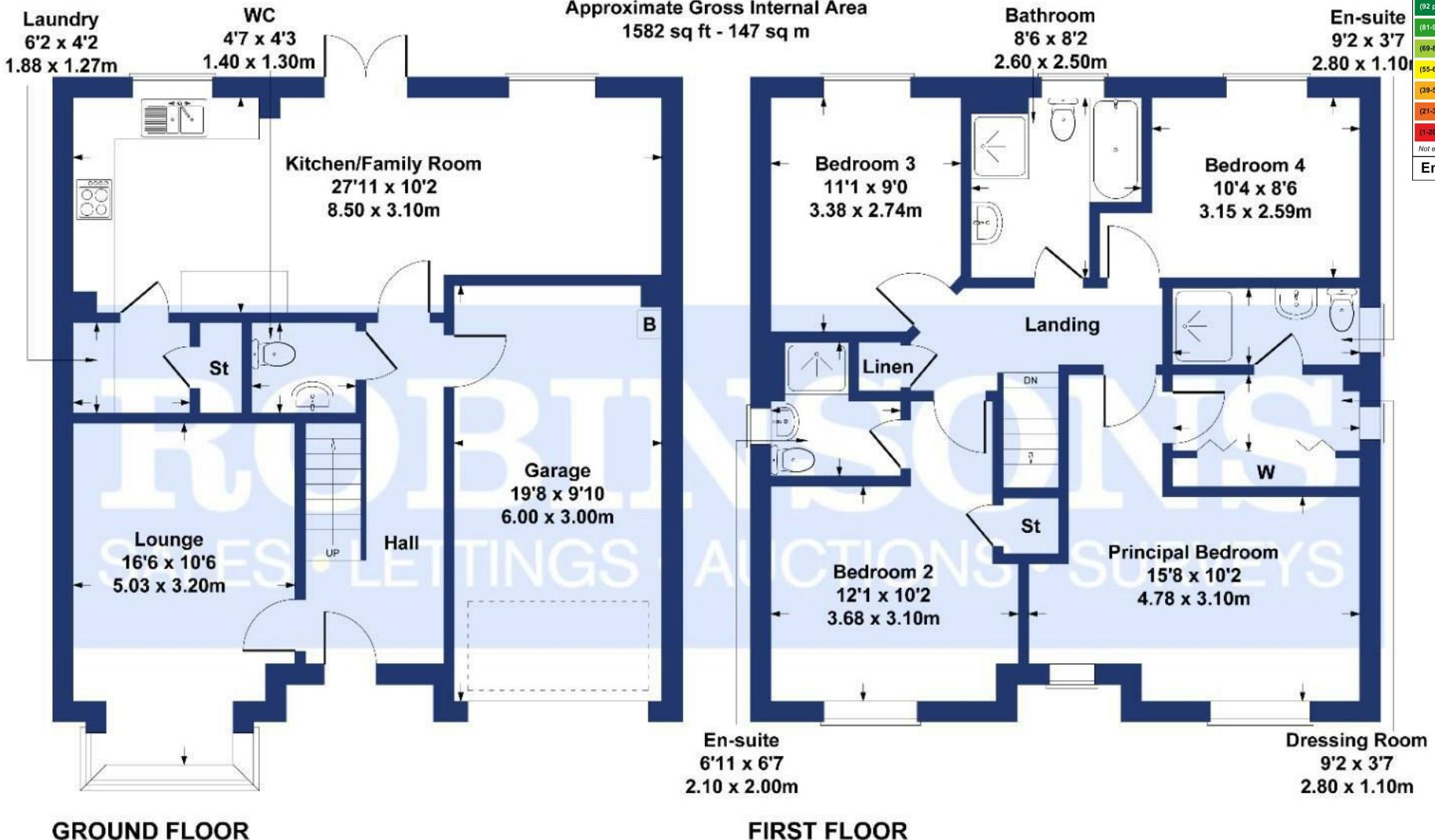
HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.





Aspen Drive

Approximate Gross Internal Area
1582 sq ft - 147 sq m



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | 92 | 84 |
| (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 | |

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

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