



Tolmie Close, DL16 6PG
3 Bed - House - Detached
£249,950

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Robinsons are pleased to present a rare opportunity to acquire a charming three-bedroom detached family home with two reception rooms and situated on Tolmie Close in the desirable Acorns Development, near the Durham Gate Area. This property is ideally located for commuters, with excellent transport links to Durham City, Darlington, and Teesside. Local shops, schools, and amenities are conveniently located just over a mile away in Spennymoor Town Centre, while the A19 and A1 provide easy access to other parts of the region.

This stunning home boasts a wealth of features that make it perfect for family living. A notable highlight is the garage conversion, which has created a beautiful family room, offering ample living space for relaxation and entertainment. The large modern kitchen is equipped with built-in cooking facilities and integrated appliances, making it a delightful space for culinary enthusiasts. The property also includes a useful utility room and spacious lounge, enhancing practicality for everyday living.

The first floor comprises three generously sized double bedrooms, with the master bedroom featuring en-suite facilities and mirrored fitted wardrobes, adding a touch of luxury. The modern family bathroom serves the other bedrooms, ensuring comfort for all family members.

Externally, the property benefits from both front and rear gardens, providing a lovely outdoor space for children to play or for hosting gatherings. Additionally, there is a driveway that accommodates two vehicles, ensuring convenience for the household.

We highly recommend an early internal inspection to fully appreciate the charm and quality of this exceptional property. This home is truly a gem in the market, perfect for a growing family seeking comfort and convenience in a sought-after location.

Hallway

Radiator, quality flooring, stairs to first floor.

W/C

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

Lounge

17'3 x 10'4 max points (5.26m x 3.15m max points)

Upvc bay window, radiator, electric fire and surround.

Kitchen / Diner

16'3 x 15'3 max point (4.95m x 4.65m max point)

Stunning wall and base units, integrated oven, hob, extractor fan, fridge/freezer, dishwasher, stainless steel sink with mixer tap and drainer, stylish worktops with matching splash backs, space for dining room table, storage cupboard, radiator, Upvc windows, French doors leading to rear.

Utility Room

Stunning wall and base units, plumbed for washing machine, radiator, space for dryer.

Family room

18'1 x 9'1 (5.51m x 2.77m)

stylish flooring, media wall with in feature bio-ethanol fire, feature radiators, Upvc window, French doors leads to rear.

Landing

Upvc window, radiator, loft access storage cupboards.

Bedroom One

18'1 x 10'3 + robes

fitted wardrobes, radiator, Upvc window.

Ensuite

Double Shower Cubicle, wash hand basin, w/c, radiator, Upvc window, half tiled, extractor fan,

Bedroom Two

11'0 x 9'5 + robes (3.35m x 2.87m + robes)

Fitted wardrobes, radiator, Upvc window.

Bedroom Three

11'7 x 8'7 max point (3.53m x 2.62m max point)

Upvc window, radiator, fitted wardrobes

Bathroom

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 easy to maintain garden and double driveway, while to the rear there is a lovely enclosed south west facing garden and patio which is not directly overlooked.



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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		
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