



Queens Park Road, Spennymoor, DL16 6NQ
4 Bed - House - Detached
Asking Price £219,950

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Robinsons are delighted to welcome to the market this exceptional four-bedroom detached family home, perfectly positioned on the ever-popular Queens Park Road in Spennymoor. Offering an impressive blend of comfort, style, and generous living space, this property is ideally suited to growing families or those who simply love to entertain.

The home's spacious lounge sits at the heart of the property, enjoying beautiful views over the rear garden and providing an inviting setting for both relaxation and social gatherings. The ground floor layout has been thoughtfully planned, with each room flowing effortlessly into the next to create a bright, open, and cohesive living environment. A standout feature is the stunning kitchen/dining room — a superb space for family meals and everyday living.

The property further benefits from two upgraded, contemporary bathrooms, finished to a high standard and designed to meet the demands of a busy modern household. Stylish fixtures and thoughtful design add an element of luxury to daily routines.

Situated in the sought-after area of Spennymoor, the home enjoys close proximity to local amenities, schools, parks, and transport links. The neighbourhood is well-known for its strong community feel, making it an appealing choice for both families and professionals.

Overall, this superb detached property on Queens Park Road presents a fantastic opportunity to secure a spacious, modern, and welcoming home in a vibrant and convenient location. Early viewing is highly recommended to fully appreciate everything this charming residence has to offer.

EPC Rating C
Council Tax Band D

Hallway.
LTV flooring, radiator, stairs to the first floor, two storage cupboards.

W/C
W/C wash hand basin, radiator, extractor fan, LTV flooring.

Lounge
13' 7" x 17' 8" max points (3.96m x 5.38m max points)
Upvc window, radiator, media wall, storage Cupboard and French doors leading to the rear garden.

Kitchen / Dining Room
11' 8" x 10' 5" (3.56m x 3.18m)
Stunning wall and base units, integrated oven, hob extractor fan, dishwasher, microwave, plumbed for washing machine, space for fridge / freezer, . space for dining room table, stylish sink with mixer tap and drainer, spot lights LTV flooring, Upvc window, radiator.

Landing
Quality flooring, storage cupboard, loft access.

Bedroom One
12' 6" x 8' 7" + robes (3.81m x 2.62m + robes)
Fitted wardrobes, Upvc window, radiator, quality flooring.

Ensuite
Shower cubicle, wash hand basin, W/C, chrome towel radiator, tiled flooring and splash backs, extractor fan, spot lights.

Bedroom Two
10' 10" x 10' 2" (3.30m x 3.10m)
Upvc window, radiator, quality flooring.

Bedroom Three
7' 5" x 6' 1" (2.26m x 1.85m)
Upvc window, radiator, quality flooring.

Bedroom Four
7' 4" x 6' 11" (2.24m x 2.11m)
Upvc window, radiator, quality flooring.

Bathroom
5' 10" x 6' 7" (1.78m x 2.01m)

White pannlled bath with shower over, wash hand basin, W/C, chrome towel radiator, tiled flooring and splash backs, extractor fan, spot lights.

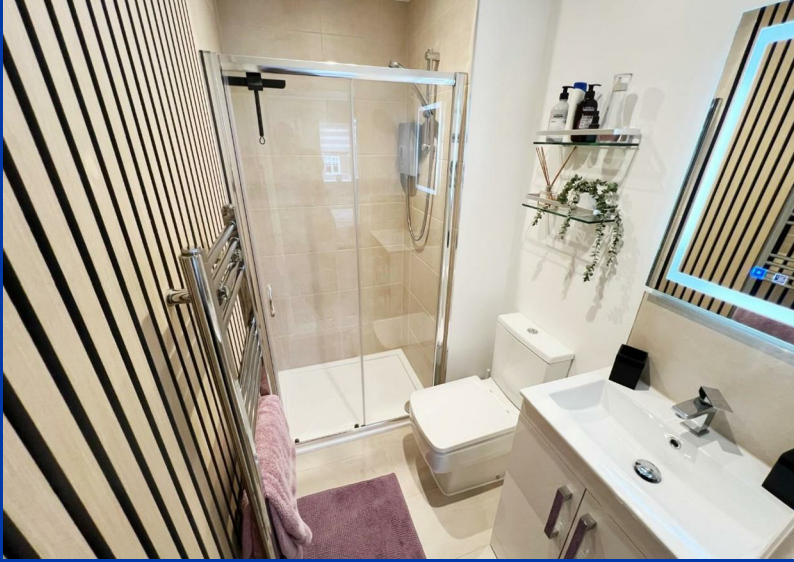
Externally
To the front elevation is a easy to maintain forecourt/garden and double length driveway which leads to the rear garage and beautiful landscaped enclosed rear garden / patio and useful garden room.

Agents Notes
Council Tax: Durham County Council, Band D £2555.93 PA Approx.
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.

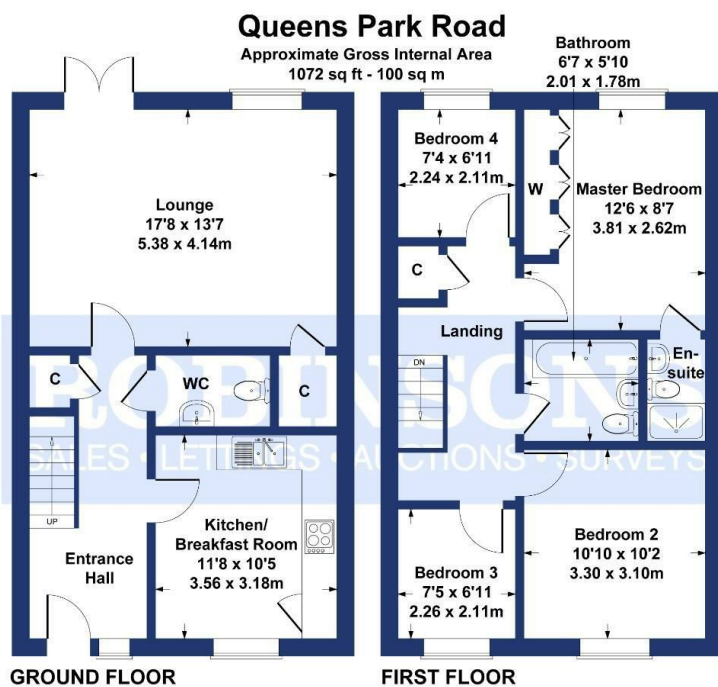
Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from 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.



OUR SERVICES

Mortgage Advice
Conveyancing
Surveys and EPCs
Property Auctions
Lettings and Management
Strategic Marketing Plan
Dedicated Property Manager



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026

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		
	78	88
EU Directive 2002/91/EC		
England & Wales		

DURHAM

1-3 Old Elvet
DH1 3HL

T: 0191 386 2777 (Sales)
T: 0191 383 9994 (option1) (Lettings)
E: info@robinsonsdurham.co.uk

DURHAM REGIONAL HEAD OFFICE

19A old Elvet
DH1 3HL

T: 0191 383 0777
E: info@robinsonsdurham.co.uk

CHESTER-LE-STREET

45 Front Street
DH3 3BH

T: 0191 387 3000
E: info@robinsonscs.co.uk

BISHOP AUCKLAND

120 Newgate Street
DL14 7EH

T: 01388 458111
E: info@robinsonsbishop.co.uk

CROOK

Royal Corner
DL15 9UA

T: 01388 763477
E: info@robinsonscrook.co.uk

SPENNYMOOR

11 Cheapside
DH16 6QE

T: 01388 420444
E: info@robinsonsspennymoor.co.uk

SEDFIELD

3 High Street
TS21 2AU

T: 01740 621777
E: info@robinsonssedgefield.co.uk

WYNYARD

The Wynd
TS22 5QQ

T: 0174 064 5444
E: info@robinsonswynyrd.co.uk

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



ROBINSONS
SALES • LETTINGS • AUCTIONS

11 Cheapside, Spennymoor, DL16 6QE | Tel: 01388 420444 | info@robinsonsspennymoor.co.uk
www.robinsonsestateagents.co.uk