



**Whitworth Meadow, Spennymoor, DL16
7BH
3 Bed - Bungalow - Detached
Asking Price £299,950**

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Robinsons are delighted to present to the market this stunning two/three-bedroom bungalow, beautifully maintained by its current owner and located in a quiet cul-de-sac within a modern, highly sought-after residential development.

This exceptional home offers an array of impressive features, including a well-presented kitchen and shower room, high-quality fixtures and fittings, a generously sized and low-maintenance garden, ample off-road parking, and a larger-than-average garage. The property is immaculate throughout, both in presentation and decorative order.

Ideally positioned, the bungalow provides convenient access to Spennymoor Town Centre, local schools, bus routes, and everyday amenities. It is also perfectly situated for commuters travelling to Durham City, Darlington, and Teesside, with the A1 reachable within approximately ten to fifteen minutes by car.

The accommodation briefly comprises: entrance hallway, spacious lounge, attractive kitchen, separate dining room (which could be utilised as a third bedroom), two double bedrooms, and a contemporary, ultra-modern shower room and beautiful garden room. Externally, the front elevation features a low-maintenance garden and a long driveway leading to the garage. To the rear, there is a generous garden with a patio area—ideal for outdoor enjoyment.

Early viewing is strongly recommended to avoid disappointment.

EPC Rating D
Council Tax Band - C

Vestibule

Radiator, Storage cupboard.

Lounge

17'8 x 16'0 max points (5.38m x 4.88m max points)
gas fire and surround, Upvc window, radiator.

Kitchen / Diner

12'1 x 9'7 (3.68m x 2.92m)
Modern wall and base units, electric cooker point, space for fridge / freezer, plumbed for washing machine, sink with mixer tap and drainer, tiled splash backs, space for dining room table, Upvc Bay window, radiator, side access.

Inner Hall

Loft access, access to bedrooms and shower room.

Bedroom One

13'0 x 10'1 max points (3.96m x 3.07m max points)
Upvc window, radiator, fitted wardrobes.

Bedroom Two

11'9 x 8'4 (3.58m x 2.54m)
Upvc window, radiator, fitted wardrobes.

Bedroom Three / Dining room.

8'9 x 6'8 (2.67m x 2.03m)
Radiator, French doors leading to conservatory.

Garden Room

8'5 x 8'5 (2.57m x 2.57m)
Upvc windows, radiator, French doors leading to rear garden and tiled roof.

Shower Room

Large walk in shower, wash hand basin, W/C, Upvc window, chrome towel radiator, airing cupboard.

Externally

To the front elevation there is a easy to maintain good sized garden and long driveway which leads to the rear garage and beautiful enclosed garden and patio

Garage

16'4 x 8'1 (4.98m x 2.46m)
electric roller shutter door, power and lighting.

Agents Notes

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
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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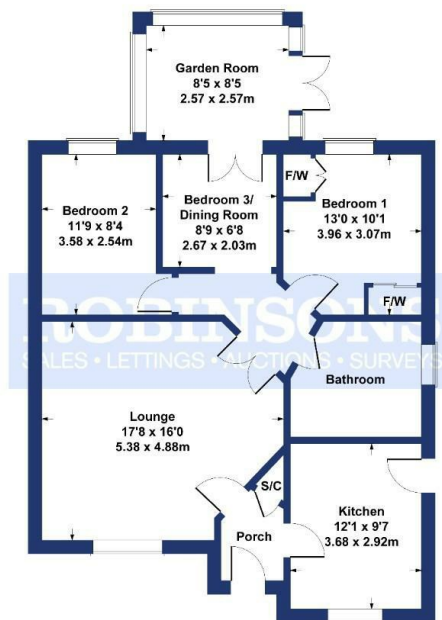
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Whitworth Meadows

Approximate Gross Internal Area
945 sq ft - 88 sq m



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	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	77
(55-68) D	63
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

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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.



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