



**South Court, Spennymoor, DL16 7BL**  
**4 Bed - House - Detached**  
**Reduced £239,950**

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It is with great pleasure that we present to the market this extended four-bedroom detached family home, ideally situated within the highly sought-after and family-orientated South Court development on the outskirts of Middlestone Moor. This impressive property offers easy access to the wide range of amenities available in and around Spennymoor, while also providing excellent transport links to major road networks—making it ideal for commuters. The home further benefits from solar panels, an air source heat pump, UPVC double glazing, and generous living accommodation throughout.

Internally, the property briefly comprises: a welcoming entrance hallway, a convenient ground floor W/C, a spacious lounge, and a stunning open-plan kitchen/diner fitted with a range of integrated appliances, which flows seamlessly into a delightful sunroom. There is also the added benefit of a useful utility room. To the first floor, a large landing provides access to four well-proportioned bedrooms, with the master bedroom enjoying the added luxury of fitted wardrobes and a modern en-suite shower room. The bathrooms throughout are well presented, and the property offers ample storage space. Externally, the front elevation features an easy-to-maintain garden alongside a driveway providing access to the garage. To the rear, there is a beautifully presented, enclosed garden with a patio area—perfect for outdoor entertaining and family enjoyment.

Properties in this location rarely come to the market, and with so much on offer, early viewing is highly recommended to avoid disappointment.

EPC Rating: B  
Council Tax Band: C

#### Hallway

Radiator, Stairs to the first floor.

#### Lounge

16'4 x 13'5 (4.98m x 4.09m )

Upvc bay window, radiator, gas fire and surround.

#### Kitchen / Diner

18'3 x 10'3 (5.56m x 3.12m )

Stunning wall and base units, integrated oven, hob, extractor fan, fridge / freezer, microwave, dishwasher, Belfast sink with mixer tap, quartz worktops with matching splash backs, radiator, Upvc window, wood effect flooring, breakfast bar, space for dining room table and storage cupboard.

#### Sunroom 1

13 x 11'1 (3.96m x 3.38m )

Upvc window, feature radiator, French doors leading to rear.

#### Utility room

Plumbed for washing machine, space for dryer, tiled splash backs Upvc windows, access to garage.

#### W/C

W/C, wash hand basin, Upvc windows, radiator.

#### Landing

loft access, storage cupboard.

#### Bedroom One

12'7" x 10'9" + robes (3.84m x 3.28m + robes )

Upvc window, radiator, fitted wardrobes.

#### Ensuite

Shower cupboard, wash hand basin, W/C, Upvc window, tiled splash & flooring, extractor fan, chrome towel radiator.

#### Bedroom Two

10'6 x 8'2 (3.20m x 2.49m )

Upvc window, radiator.

#### Bedroom Three

8 x 8'4 (2.44m x 2.54m )

Upvc window, radiator, wood effect flooring.

#### Bedroom Four

9'5 x 6'5 (2.87m x 1.96m )

Upvc window, radiator.

#### Shower Room

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

#### Externally

To the front elevation is a easy to maintain garden and good sized resin driveway which leads to a garage / store. While to the rear there is a large enclosed garden and patio, which is not directly overlooked.

#### Garage

Front half of the garage is used as a garage, while the rear half is used as a store for the property.

#### Agents Notes

Council tax band - C

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 – Air source heat pump

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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**South Court**  
Approximate Gross Internal Area  
1330 sq ft - 124 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                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             | 84      | 87        |
| EU Directive 2002/91/EC                     |         |           |

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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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