



Seven Hills Court, Spennymoor, DL16 6FH
4 Bed - House - Detached
£425,000

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We are delighted to present to the open market this exceptional opportunity to acquire a substantial, extended, and individually designed four-bedroom detached bungalow, set within a highly sought-after executive development. Perfectly positioned for commuters, the property offers convenient access to major road links including the A1, A19 and A690, with Durham City just a 15–20 minute drive away. It is also ideally located for easy access to nearby Spennymoor, along with a range of local shops, schools, and everyday amenities. In our opinion, this impressive home will appeal to a wide variety of buyers, including families and those seeking single-level living such as retired couples. The property boasts an extensive list of features, including a recently installed kitchen and bathrooms, a beautiful sunroom extension, a spacious lounge, well-maintained gardens, and ample off-road parking.

The accommodation briefly comprises: a welcoming entrance hallway, a generous lounge featuring a bay window and multi-fuel stove, and an attractive fitted kitchen/breakfast room which opens into a stunning sunroom/family room—perfect for modern living and entertaining. There are four well-proportioned bedrooms, including a master bedroom with en-suite, along with a stylish family bathroom/WC. Externally, the property benefits from low-maintenance gardens to both the front and rear, an extended driveway, and a garage/store, providing excellent parking and storage facilities. Early viewing is highly recommended to fully appreciate all that this outstanding home has to offer.

EPC Rating: C
Council Tax Band: E











Hallway

Quality flooring, radiator, storage cupboard.

Lounge

17'4 x 15'1 max points (5.28m x 4.60m max points)

Multi fuel stove, uPVC bay window, quality flooring, radiator, down lights.

Kitchen/Diner

19'3 x 10'6 (5.87m x 3.20m)

Stunning Wall and base units, integrated oven, hob, extractor fan, dishwasher, space for American fridge / freezer, central island, high quality worktops, radiator, Upvc window, stylish steel sink with mixer tap and drainer, wood effect flooring.

Utility room/Pantry

9'4 x 9'1 (2.84m x 2.77m)

Plumbed for washing machine, space for dryer.

Sun Room

20'6 x 11'3 (6.25m x 3.43m)

UPVC window, radiator, Bi folding doors leading to the rear garden.

Bedroom One

17'7 x 11'7 max points (5.36m x 3.53m max points)

UPVC window, radiator, quality flooring, fitted wardrobes.

En-suite

Double Shower cubicle, wash hand basin, w/c, tiled splash backs, tiled flooring, uPVC window, radiator, spotlights, extractor fan.

Bedroom Two

12'9 x 8'8 max points (3.89m x 2.64m max points)

Quality flooring, radiator, uPVC window.

Bedroom Three

12'7 x 12'1 (3.84m x 3.68m)

UPVC window, radiator, quality flooring, fitted wardrobes

Bedroom Four

10'0 x 6'9 max points (3.05m x 2.06m max points)

Loft access, quality flooring, radiator, uPVC window. fitted wardrobes

Bathroom

11'6 x 6'1 max points (3.51m x 1.85m max points)

White panelled bath with chrome shower, wash hand basin, w/c, uPVC window, chrome towel radiator, tiled splash backs, tiled flooring, spot lights, extractor fan.

Externally

To the front elevation the property has a good sized garden and larger than average driveway which leads to a garage/store. While to the rear, there is another good sized garden and patio area which is not directly overlooked.

Agents Notes

Council Tax: Durham County Council, Band E

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>

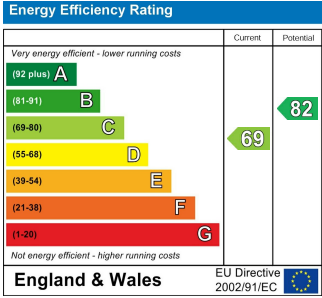
Protected Trees – None known

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





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 services.



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

