

**Charhill Close, Spennymoor, DL16 7EU**  
**4 Bed - House - Detached**  
**£250,000**

**ROBINSONS**  
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Robinsons are delighted to offer to the market with no onward chain this SPACIOUS and WELL PRESENTED FOUR BEDROOM DETACHED HOME located on this popular residential development built by Taylor Wimpey. The property in our opinion would make a great family home and viewing comes highly recommend. The popular Moorcroft development is conveniently located for access to Spennymoor town centre with local shops, schools and amenities close by and the additional benefit of a play park a couple of meters in front of the property. The property benefits from four double bedrooms, ample living space, beautiful outlooks, GAS CENTRAL HEATING and UPVC DOUBLE GLAZING.

In brief the accommodation comprises of; ENTRANCE HALL, CLOAKROOM W/C, LARGE LOUNGE, PLAY ROOM / SEPARATE DINING ROOM currently used as a home office, ATTRACTIVE KITCHEN/BREAKFAST ROOM. Whilst to the first floor FOUR WELL PROPORTIONED BEDROOMS, MASTER WITH EN-SUITE and FAMILY BATHROOM. Externally to the front elevation is a easy to maintain GARDEN which looks out onto a pleasant and well kept green belt. While to the rear, there is a good sized garden and patio which gives rear access to the DRIVEWAY AND GARAGE. Again giving all of the above early viewings is advised to avoid any disappointment.

EPC Rating TBC  
Council Tax Band E

#### Hallway

UPVC windows, radiator, wood effect flooring, storage cupboard.

#### W/C

W/C, uPVC window, radiator, wash hand basin.

#### Lounge

15'0 x 14'1 max points (4.57m x 4.29m max points)

UPVC windows, radiator, French doors leading to the rear, wood effect flooring.

#### Play Room/Office

11'3 x 10'0 (3.43m x 3.05m)

UPVC window, radiator.

#### Kitchen/Diner

20'8 x 10'9 + bay (6.30m x 3.28m + bay )

Modern wall and base units, integrated oven, hob, extractor fan, fridge freezer, plumbed for washing machine, plumbed for dishwasher, tiled splashbacks, stainless steel sink with mixer tap and drainer, uPVC bay window, radiator, French doors leading to the rear garden, uPVC windows, space for dining room table.

#### Landing

Airing cupboard, radiator, loft access, uPVC window.

#### Bedroom One

15'4 x 11'1 max points (4.67m x 3.38m max points)

UPVC window, radiator, Juliette balcony with lovely outlook.

#### En-suite

Shower cubicle, wash hand basin, w/c, radiator, uPVC window, extractor fan.

#### Bedroom Two

15'1 x 10'0 (4.60m x 3.05m)

Duel aspect uPVC windows, radiator.

#### Bedroom Three

12'0 x 11'9 max points (3.66m x 3.58m max points)

UPVC window, radiator.

#### Bedroom Four

11'9 x 10'0 max points (3.58m x 3.05m max points)

UPVC windows, radiator.

#### Bathroom

White panelled bath with shower over, wash hand basin, w/c, uPVC window, radiator, extractor fan.

#### Externally

To the front elevation, there is an easy to maintain garden. While to the rear, there is a pleasant and easy to maintain garden which gives access to the driveway and garage.

#### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultra-fast 9000Mbps \*

Mobile Signal/Coverage: Good

Tenure: Freehold

Council Tax: Durham County Council, Band E - Approx.

£2,984.44 p.a

Energy Rating: TBC

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. 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. Robinsons cannot accept liability for any information provided.



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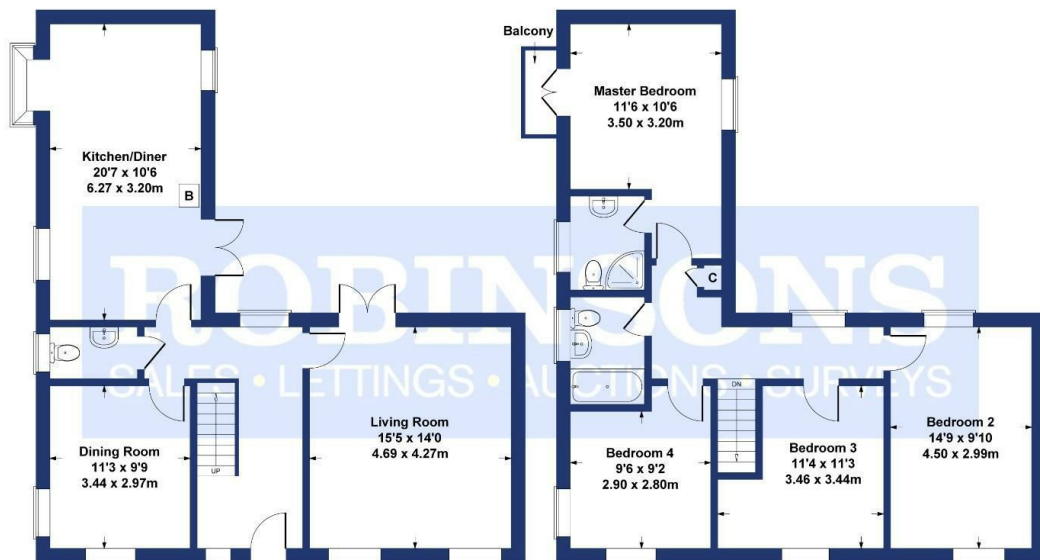
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

**Charhill Close**  
Approximate Gross Internal Area  
1432 sq ft - 133 sq m



GROUND FLOOR

FIRST FLOOR

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. 2024

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
79	87		

England & Wales EU Directive 2002/91/EC

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