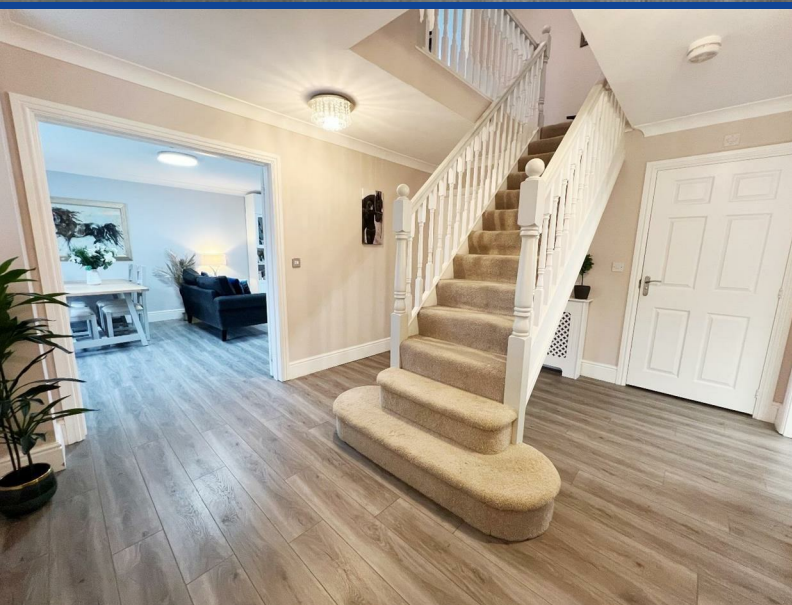




**Burton Constable Close,
Spennymoor, DL16 7GH
5 Bed - House - Detached
Reduced £374,950**

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Robinsons are delighted to introduce this stunning and truly unique five bedroom detached family home, offering outstanding space, premium finishes, and an enviable position within the highly sought-after Burton Woods development, built by Charles Church. This exceptional property provides generous living accommodation throughout, including a high-end kitchen, luxurious bathrooms, a double garage, and a beautifully enclosed rear garden.

Whitworth Park is perfectly located for convenient access to Spennymoor Town Centre, as well as a range of shops, schools, and local amenities. The development is ideal for commuters, with excellent transport links to both the A1 and A19 are within a short drive.

The impressive home begins with an attractive entrance hall, complete with a sweeping staircase and double doors leading into a spacious lounge with French doors opening onto the rear garden. The ground floor also includes a separate dining room, cloakroom/WC, large open-plan kitchen/diner/family room equipped with integrated appliances. A further family room, also with French doors to the garden, creates a bright and versatile living space that's perfect for modern family life.

To the first floor are five well-appointed bedrooms. The generous master suite features superb fitted wardrobes and an en-suite shower room. Three additional double bedrooms offer excellent space, while bedroom four includes quality fitted wardrobes. Bedroom five provides flexibility as a single room or ideal home office. A spacious family bathroom with a contemporary four-piece suite completes the upper floor.

Externally, the property occupies a sizeable corner plot with front and rear gardens. The private rear garden includes a decked area, patio space, and low-maintenance borders, making it ideal for any family. A double detached garage with a double driveway provides ample parking.

EPC rating - C
Council tax band - F

Hallway
Quality flooring, radiator, storage cupboard

W/C
W/C , wash hand basin, radiator, extractor fan, quality flooring

Lounge/Diner
23'3 x 12'7 (7.09m x 3.84m)
Quality flooring, UPVC windows, radiator, french doors leading to rear

Study/dining room
12'7 x 8'7 (3.84m x 2.62m)
UPVC windows, quality flooring, radiator

Kitchen
14'4 x 12'7 (4.37m x 3.84m)
Wall & Base units, integrated double oven, hob, extractor fan, dishwasher, bin storage, plumbed for washing machine, space for American fridge freezer, quartz worktop with inset sink and mixer tap, central island/breakfast bar, quality flooring, under counter lights, UPVC windows, feature radiator, tiled splash backs.

Family room
10'9 x 10'6 (3.28m x 3.20m)
Quality flooring, feature radiator, french doors leading to rear

Landing
Airing cupboard

Bedroom 1
14'7 x 13'0 (4.45m x 3.96m)
UPVC windows, quality flooring, fitted wardrobes

Ensuite
Double walk in shower, wash hand basin, w/c, fully tiled, chrome towel radiator, extractor fan, UPVC windows

Bedroom 2
12'7 x 12'2 (3.84m x 3.71m)
UPVC windows, quality flooring, radiator

Bedroom 3
13'0 x 10'10 (3.96m x 3.30m)
UPVC windows, Radiator

Bedroom 4
10'9 x 9'10 (3.28m x 3.00m)
Fitted wardrobes , UPVC windows , radiators

Bedroom 5
8'4 x 7'1 (2.54m x 2.16m)
UPVC windows, Radiator, loft access

Bathroom
Wood panelled bath, shower cubicle, wash hand basin, tiled splash backs , UPVC windows, chrome towel radiator, extractor fan

Externally
To the front elevation is an easy to maintain garden, while to the rear there is a lovely garden & patio. The rear garden gives access to a double driveway & double garage.

Agent notes
Council Tax: Durham County Council, Band F
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>

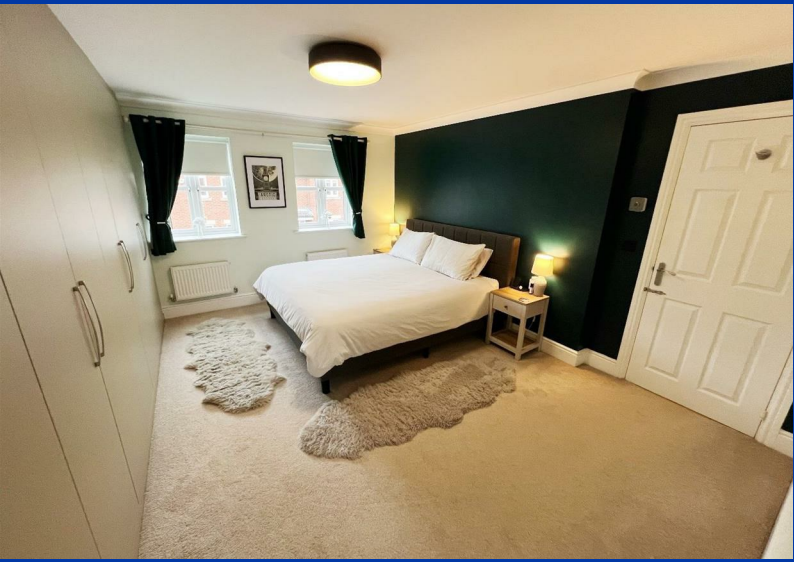
Protected Trees – None known

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 £35 + VAT (£42 including VAT per individual purchaser applies for carrying out these checks.



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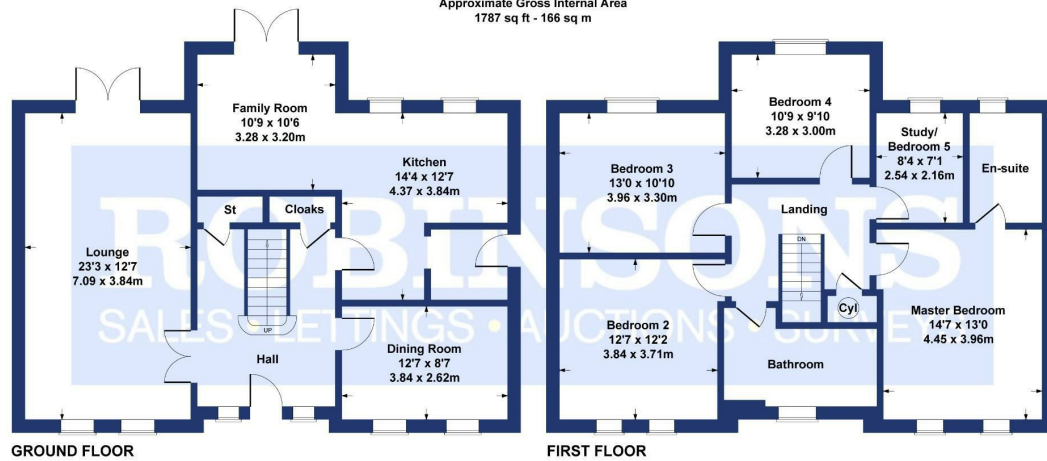
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Burton Constable Close Spennymoor, DL16 7GH

Approximate Gross Internal Area
1787 sq ft - 166 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) 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		
	80	87
England & Wales	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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