



Queens Park Road, Spennymoor, DL16 6NQ
4 Bed - House - Detached
£280,000

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This LOVELY FOUR BEDROOM DETACHED HOUSE built by Taylor Wimpey Homes is certainly to impress upon viewing. The property is offered in immaculate decorative order throughout and is a credit to its current owner. Located on the popular Durham Gate development and still under the NHBC guarantee, this great home would provide superb living family accommodation. The property is conveniently located on this popular residential development which is ideal for the commuter travelling to nearby Durham City, Darlington and Teesside and has easy links to the A1 which is approximately a five minute journey away. The property benefits from UPVC DOUBLE GLAZING and GAS CENTRAL HEATING.

The property briefly comprises of ENTRANCE HALL, CLOAKROOM/WC, LOUNGE with double french doors to DINING ROOM, ATTRACTIVE WHITE HIGH GLOSS FITTED KITCHEN/BREAKFAST ROOM, whilst to the first floor FOUR well-proportioned BEDROOMS, MASTER with EN-SUITE FACILITIES and FAMILY BATHROOM. Externally the property enjoys TIDY GARDENS, DRIVEWAY and SINGLE GARAGE. In more detail the accommodation comprises of

EPC Rating TBC
Council Tax Band D

Entrance Hall

Single central heating radiator, staircase to first floor with spindle style balustrade and under stairs storage cupboard

Cloakroom/WC

UPVC window to front elevation, pedestal wash hand basin, chrome effect fittings, part tiled walls, single central heating radiator, low level wc and extractor fan

Lounge

15'8" x 10'4" (4.78 x 3.15)

UPVC bay window to front elevation, TV point, double central heating radiator, BT point, single central heating radiator, double french doors to dining room

Dining Room

10'1" x 9'1" (3.07 x 2.77)

UPVC window to rear elevation and double central heating radiator

Kitchen/Breakfast Room

16'3" x 10'1" (4.95 x 3.07)

A range of white wall and base units with contrasting work surfaces, plumbing for automatic washing machine, part tiled walls, stainless steel sink with mixer tap, electric hob, built in electric oven, stainless steel chimney style extractor hood, integrated dishwasher, integrated fridge/freezer and under counter lighting

First Floor**Landing**

UPVC window to front elevation, single central heating radiator, loft access and storage cupboard

Bedroom One

13'6" x 9'6" (4.11 x 2.90)

UPVC window to rear elevation and single central heating radiator, feature wall, new flooring.

En-Suite

UPVC window to side elevation, low level wc, pedestal wash hand basin,

chrome effect fittings, shaver point, single central heating radiator, part tiled walls, double shower cubicle with mains fed shower and extractor fan, new flooring.

Bedroom Two

11'2" x 10'4" (3.40 x 3.15)

UPVC window to front elevation and single central heating radiator

Bedroom Three

11'3" x 9'6" (3.43 x 2.90)

UPVC window to rear elevation and single central heating radiator

Bedroom Four

8'3" x 7'9" (2.51 x 2.36)

UPVC window to front elevation and single central heating

Bathroom

Fitted with a white suite comprising of panelled bath, pedestal wash hand basin, low level wc, chrome effect fittings, single central heating radiator, part tiled walls, extractor fan and shower cubicle with mains fed shower

Externally

To the front of the property there are tidy front gardens mainly laid to lawn with a variety of shrubbery, driveway leading to single garage with up and over door, power and lighting. To the rear decent sized enclosed rear gardens with tidy lawned area, a variety of seasonal planting, stunning patio area and external tap.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultra-fast 1000Mbps

Mobile Signal/Coverage: Good

Tenure: Freehold

Council Tax: Durham County Council, Band D - Approx. £2,555.93 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.

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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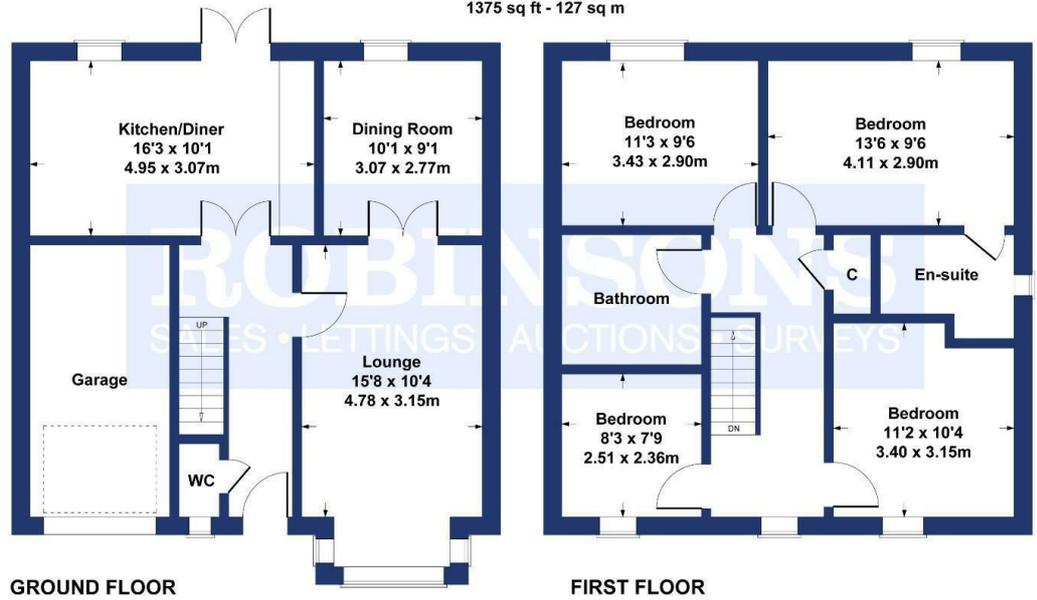
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Queens Park Road

Approximate Gross Internal Area
1375 sq ft - 127 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. 2020

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	79
(55-68) D	83
(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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