



Glastonbury Close, DL16 6XP  
4 Bed - House - Detached  
£259,950

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It is with pleasure that we present to the market this beautiful four bedroom detached family home, which is situated on the highly sought after, family orientated area of Glastonbury Close on The Greenways Estate. Having easy access to all of the local amenities offered in and around Spennymoor, this spectacular home is also within excellent commuting distance to all major road networks and bus routes and also benefits further from beautiful open plan lounge/diner, ample storage space, four good sized bedrooms, en-suite to the master, easy to maintain gardens, gas central heating & UPVC double glazing. Given all of the above early viewing is advised to avoid any disappointment.

This perfect family home briefly comprises of; entrance hallway, ground floor W/C, beautiful and spacious open plan lounge/dining room, good sized well presented kitchen which gives access to the rear garden, which completes the ground floor. To the first floor is four larger than average bedrooms, with the master having the added bonus of en-suite facility and stunning family bathroom. Externally to the front elevation there is an easy to maintain garden and double driveway leads to a garage. While to the rear there is a lovely enclosed private and easy to maintain garden. AGAIN, EARLY VIEWING IS ADVISED TO AVOID ANY DISAPPOINTMENT AS PROPERTIES IN THIS LOCATION RARELY COME TO THE MARKET.

EPC Rating D  
Council Tax Band D

#### Hallway

Radiator, stairs to first floor.

#### W/C

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

#### Lounge/Diner

25'0 x 11'6 (7.62m x 3.51m )

UPVC window, french doors leading to the rear garden, electric fire with marble surround.

#### Kitchen

16'5 x 9'9 (5.00m x 2.97m)

Modern wall and base units, integrated oven, hob, extractor fan, stylish sink with mixer tap and drainer, kerolene flooring, tiled splashbacks, plumbed for washing machine, space for fridge freezer, space for dining room table, uPVC window, spot lights.

#### Landing

Loft access, storage cupboard.

#### Bedroom One

11'1 x 10'0 + robes (3.38m x 3.05m + robes )

Stylish fitted wardrobes, radiator, uPVC window with lovely outlook.

#### En-suite

Shower cubicle, wash hand basin, W/C, mostly tiled, extractor fan.

#### Bedroom Two

11'9 x 9'4 (3.58m x 2.84m)

Fitted wardrobes, radiator, uPVC window.

#### Bedroom Three

13'4 x 8'5 (4.06m x 2.57m)

Radiator, uPVC window with lovely outlook.

#### Bedroom Four

13'0 x 8'4 (3.96m x 2.54m)

UPVC windows, radiator, fitted wardrobes.

#### Bathroom

Stunning fully tiled suite with bath, wash hand basin, W/C, chrome towel radiator, uPVC window, extractor fan, spot lights.

#### Externally

To the front elevation there is an easy to maintain garden and double block paved driveway which leads to a garage. While to the rear there is a good sized enclosed garden which is not directly overlooked.

#### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband:

Mobile Signal/Coverage:

Tenure: Freehold

Council Tax: Durham County Council, Band D - Approx. £2,441.82p.a

Energy Rating: D

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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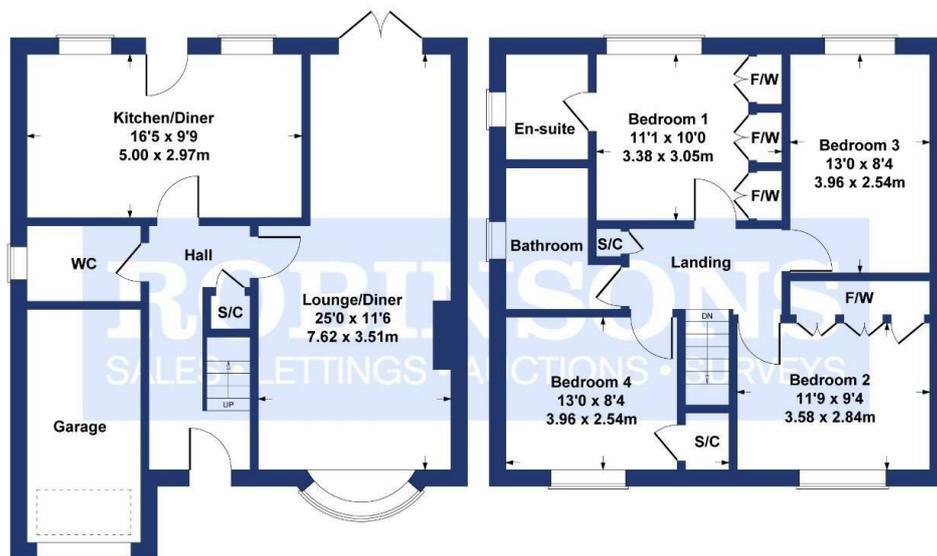
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## Glastonbury Close

Approximate Gross Internal Area  
1305 sq ft - 121 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. 2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
105-91	B		
89-85	C		
75-84	D		
69-84	E		
55-68	F		
35-54	G		
Not energy efficient - higher running costs			
England & Wales		67	82

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
102-91	B		
89-80	C		
75-84	D		
69-84	E		
55-68	F		
35-54	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			

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