



Vine Street, Spennymoor, DL16 6JL
5 Bed - House - Detached
Reduced £240,000

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Vine Street Spennymoor, DL16 6JL

Nestled within a sought-after residential setting in Spennymoor, this impressive five-bedroom detached family home offers generous living space arranged over three floors, perfectly suited to modern family life. Ideally located close to a range of local amenities, reputable schools and excellent commuter links, the property also enjoys convenient access to Durham City, which is approximately 15 minutes away by car.

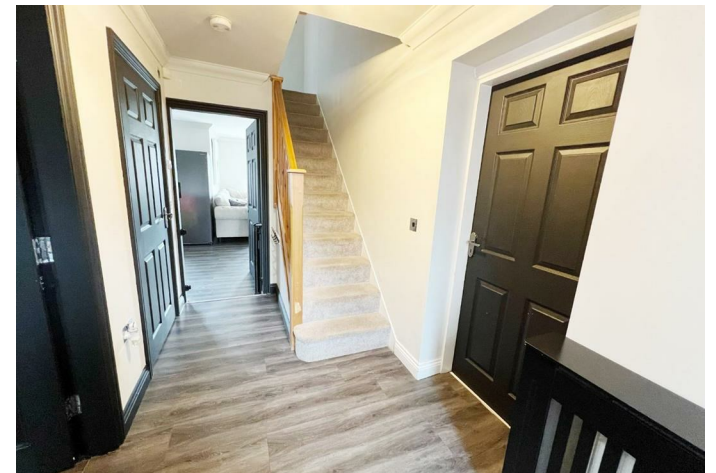
The accommodation begins with an inviting entrance hall, creating an immediate sense of space and welcome. The lounge to the front elevation provides a comfortable and relaxing environment, ideal for everyday family living.

To the rear of the property is a superb open-plan kitchen, dining and family room, designed with both practicality and entertaining in mind. This versatile space forms the hub of the home, offering ample room for cooking, dining and socialising while enjoying direct access and views over the rear garden. A useful internal door provides access to the garage, adding further convenience.

The first floor hosts four well-proportioned double bedrooms. Three bedrooms benefit from their own en-suite facilities, offering excellent flexibility for growing families or visiting guests, while a modern family bathroom serves the remaining accommodation.

Occupying the entire second floor is a fantastic principal bedroom suite. This impressive space offers a peaceful retreat, complete with its own en-suite bathroom and plenty of room for additional furniture or dressing areas.

Outside, the property continues to impress. A driveway to the front provides off-road parking and access to the integral garage. The enclosed rear garden is designed for low-maintenance enjoyment, featuring both lawned and patio areas, making it perfect for summer entertaining, children's play, or simply relaxing outdoors. A superb family home offering substantial accommodation, versatile living space and a highly convenient location. Early viewing is strongly recommended.











Hallway

Radiator, Stairs to first floor

W/C

W/C wash hand basin, radiator, extractor fan

Playroom

16'4 x 9'9 (4.98m x 2.97m)

UPVC Bay Window, radiator

Lounge

14'9 x 13'2 (4.50m x 4.01m)

Radiator, Storage cupboard, French doors leading to rear

Kitchen

13'2 x 11'1 (4.01m x 3.38m)

Modern white wall and base units, integrated oven, hob, extractor fan and microwave, space for an American Fridge freezer, Radiator, UPVC window, Ceramic sink with mixer tap and drainer

Utility Room

6'4 x 4'8 (1.93m x 1.42m)

Plumbed for washing machine, Space for dryer, side access

Landing

Radiator, stairs to second floor

Bedroom One

14'9 x 10'3 (4.50m x 3.12m)

UPVC window, radiator, walk in wardrobe.

En-Suite One

Shower cubicle, wash hand basin, w/c, UPVC window, extractor fan

Bedroom Two

11'8 x 9'3 (3.56m x 2.82m)

UPVC window, radiator

En-suite Two

Shower Cubicle, wash hand basin, w/c. UPVC window, extractor fan

Bedroom Three

11'6 x 10'0 (3.51m x 3.05m)

UPVC window, radiator

Bedroom Four

10'2 x 7'7 (3.10m x 2.31m)

UPVC window, radiator, storage cupboard

Bathroom

9'9 x 7'0 (2.97m x 2.13m)

Stunning large free standing bath, wash hand basin, w/c. Chrome Towel Radiator, fully tiled, UPVC window, extractor fan.

2nd Floor Landing

Large storage cupboard, radiator

Bedroom Five

15'9 x 12'9 (4.80m x 3.89m)

Velux windows, radiator, storage cupboard,

En-Suite Master

Shower cubicle, wash hand basin, w/c, storage cupboard, chrome towel radiator, extractor fan.

Externally

To the front elevation is an easy to maintain garden and block paved driveway which leads to a garage, while to the rear there is a large enclosed patio area.

Garage

17'2 x 8'3 (5.23m x 2.51m)

Power and lighting

Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

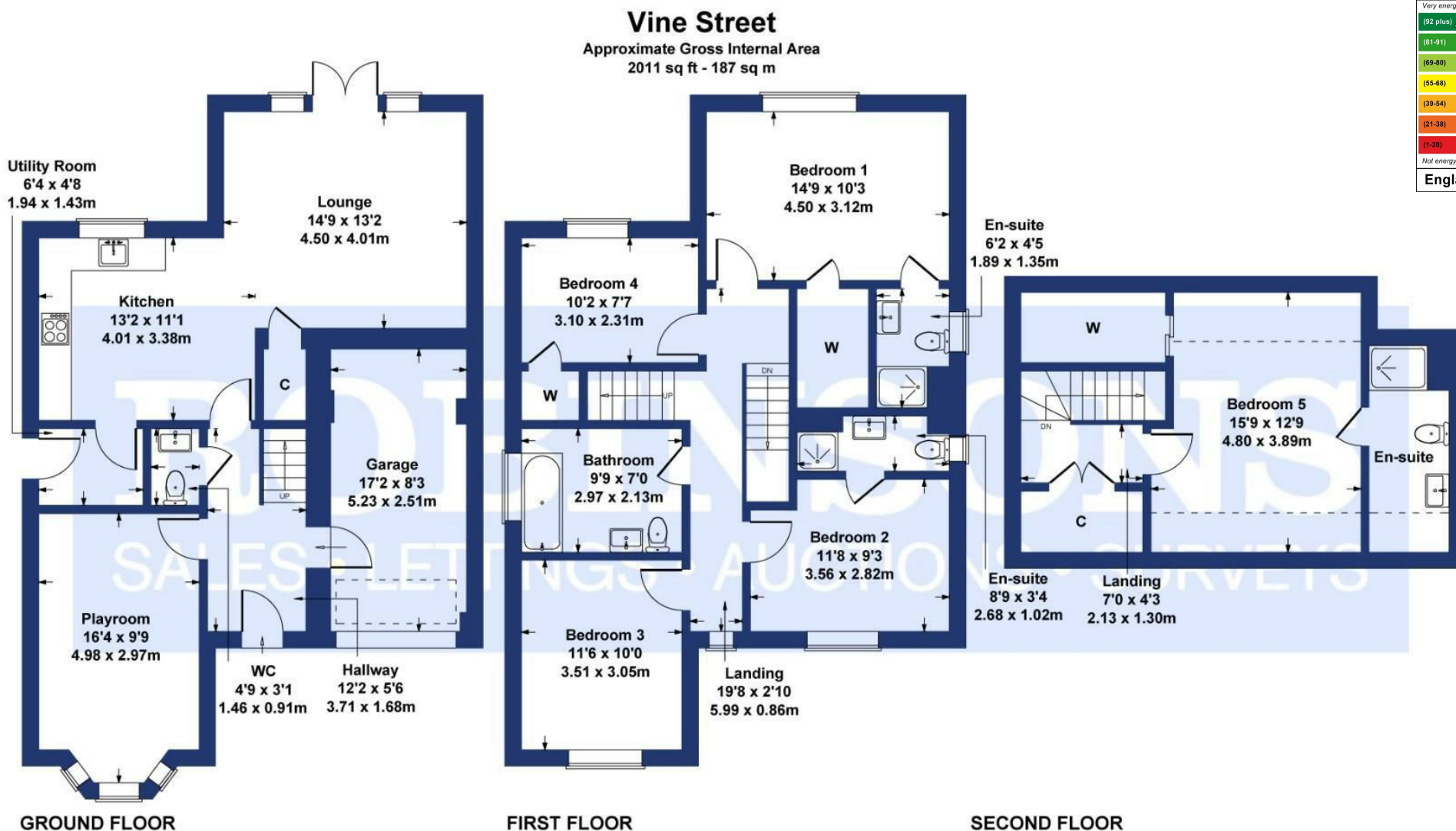
Broadband:

Mobile Signal/Coverage :

Tenure: Freehold

Council Tax: Durham County Council Tax Band E





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		82
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.

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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.



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