



Fox Covert, Spennymoor, DL16 6TP
3 Bed - House - Semi-Detached
£169,950

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Superbly located on an elevated position in this quiet cul de sac on the ever popular 'The Coppice' development built by Bellway homes sits this BEAUTIFULLY PRESENTED THREE BEDROOM SEMI DETACHED HOUSE. This lovely home is immaculate throughout and is a credit to its current owner and viewers will certainly not be disappointed. In our opinion this property would be ideal for a variety of purchasers including the first time buyer. Transport links also lie close by to nearby Durham City, Darlington and Teesside.

The property benefits from UPVC DOUBLE GLAZING, GAS CENTRAL HEATING and briefly comprises of ENTRANCE porch, LOUNGE with modern feature fire surround, DINING ROOM with sliding UPVC doors leading to SUNROOM and FITTED KITCHEN. Whilst to the first floor THREE BEDROOMS which are all of a good size and master has the added bonus of fitted wardrobes and ensuite and ATTRACTIVE FAMILY BATHROOM. Externally the property sits on an elevated plot with large and spacious driveway leading to garage and to the rear there is a enclosed mature garden.

EPC Rating D
Council Tax Band C

Entrance Hall

Quality flooring, uPVC window, access to lounge.

Lounge

14'3 x 11'0 (4.34m x 3.35m)

Stylish flooring, electric fire, uPVC window.

Dining Room

10'4 x 9'4 (3.15m x 2.84m)

Stylish flooring, radiator, stairs to the first floor, access to sunroom.

Sun Room

French doors leading to rear.

Kitchen

13'4 x 9'2 (4.06m x 2.79m)

White wall & base units, integrated oven, hob, extractor fan, stylish sink with mixer tap & drainer, uPVC window, tiled flooring & splash backs, plumbed for washing machine, radiator, access to rear, space for fridge freezer, storage cupboard, uPVC window, radiator.

Landing

Quality flooring, loft access, airing cupboard.

Bedroom One

11'8 x 9'7 (3.56m x 2.92m)

Quality flooring, radiator, uPVC window, fitted wardrobe.

En-suite

Shower cubicle, wash hand basin, W/C, radiator, uPVC window, quality flooring, extractor fan, tiled splashbacks, chrome towel radiator.

Bedroom Two

11'1 x 9'8 (3.38m x 2.95m)

uPVC window, radiator.

Bedroom Three

9'8 x 8'1 (2.95m x 2.46m)

uPVC window, radiator, fitted wardrobes, quality flooring.

Bathroom

White panel bath with shower attached, wash hand basin, W/C, chrome towel rail, uPVC window, quality flooring, tiled surround.

Externally

To the front elevation is a long driveway which leads to a single garage, whilst to the rear there is a good sized garden with patio which is not directly overlooked.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Ultra-fast 9000Mbps *

Mobile Signal/Coverage:

Tenure: Freehold

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

£2,271.95 p.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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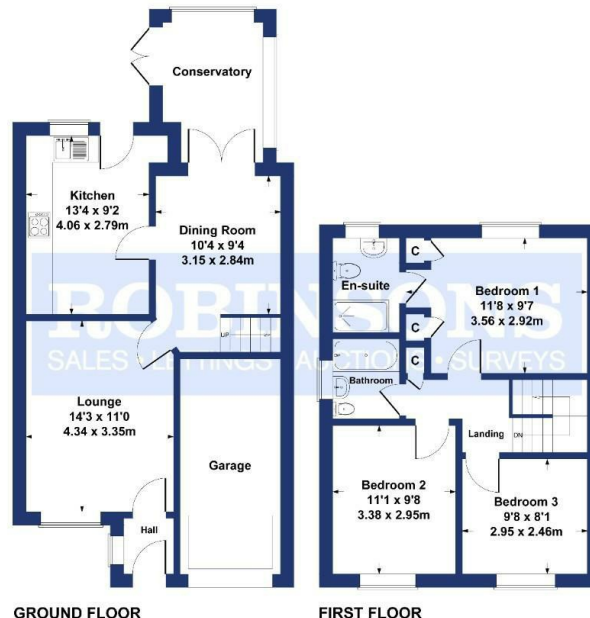
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Fox Covert
Approximate Gross Internal Area
1124 sq ft - 104 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 (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (49-54)	
F (39-48)	
G (21-38)	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (49-54)	
F (39-48)	
G (21-38)	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

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