

**Harper Grove, DL16 6FN**  
**3 Bed - House - Semi-Detached**  
**Asking Price £179,950**

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This beautifully presented three-bedroom semi-detached home on Harper Grove, Spennymoor offers an outstanding opportunity to purchase a stylish and modern property in the highly sought-after, family-friendly Durham Gate development. Thoughtfully upgraded throughout, it is perfectly suited to both families and professionals looking for comfort, convenience, and contemporary living.

Upon entering, you are welcomed by an inviting entrance hall leading to a spacious lounge—an ideal spot for relaxing, entertaining, or enjoying cosy evenings in. The impressive kitchen/diner is a standout feature, complete with integrated appliances and elegant French doors that open onto the rear garden, creating a seamless connection between indoor and outdoor living. A useful ground-floor W/C adds further practicality to the layout.

Upstairs, the property offers three well-proportioned bedrooms. The master bedroom benefits from a smartly designed home office, created from the former en-suite—perfect for remote working or as a versatile additional space. Externally, the front garden is easy to maintain, and the double-length driveway provides ample parking. To the rear, the beautiful enclosed landscaped garden and patio offer a private retreat ideal for outdoor dining or relaxing.

The property also remains under its NHBC guarantee, giving added reassurance for future buyers. With parking for two vehicles and a host of modern features, this home delivers exceptional value. Located within close reach of a range of local amenities, Harper Grove offers the best of community living with convenience at your doorstep. Stylish, modern, and move-in ready, this is a must-see home for anyone looking to settle in a welcoming and well-connected neighbourhood.

EPC Rating B  
Council Tax Band C

#### Hallway

Radiator, wood effect flooring, stairs to first floor.

#### Lounge

13'7 x 12'1 (4.14m x 3.68m)

Upvc window, radiator, wood effect flooring

#### W/C

W/C, wash hand basin, radiator, wood effect flooring, extractor fan

#### Kitchen / Diner

15'4 x 9'4 (4.67m x 2.84m)

Morden wall and base unit, integrated oven, hob, extractor fan, plumbed for washing machine, space for fridge and freezer, space for dining room table, tiled splash backs, stainless steel sink with mixer tap and drainer, Upvc window, radiator, wood effect flooring, storage cupboard, and French doors leading to the rear garden.

#### Landing

Radiator, loft access.

#### Bedroom One

12'1 x 11'1 max point (3.68m x 3.38m max point)

Radiator, Upvc windows.

#### Home Office / Former Ensuite.

5'7 x 5'5 (1.70m x 1.65m)

Radiator, Upvc window, wood effect flooring. The Owner has informed us that all the pipework is still in place if a buyer wanted convert back to an ensuite.

#### Bedroom Two

10'7 x 8'6 (3.23m x 2.59m)

Radiator, Upvc window.

#### Bedroom Three

11'5 x 6'6 max points (3.48m x 1.98m max points)

Radiator, Upvc windows.

#### Bathroom

White panelled bath with shower over, wash hand basin, W/C, tiled flooring, extractor fan, tiled splash backs.

#### Externally

To the front elevation is easy to maintain garden and double length driveway which leads to the beautiful enclosed landscaped garden / patio, with useful hot and cold tap.

#### Agents Notes

Council Tax: Durham County Council, Band C

Tenure: Freehold

Property Construction – Standard - £180.00 p.a for maintenance of the greenbelt on the estate.

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 – Electric

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 £30 (inc. VAT) per individual purchaser applies for carrying out these checks.







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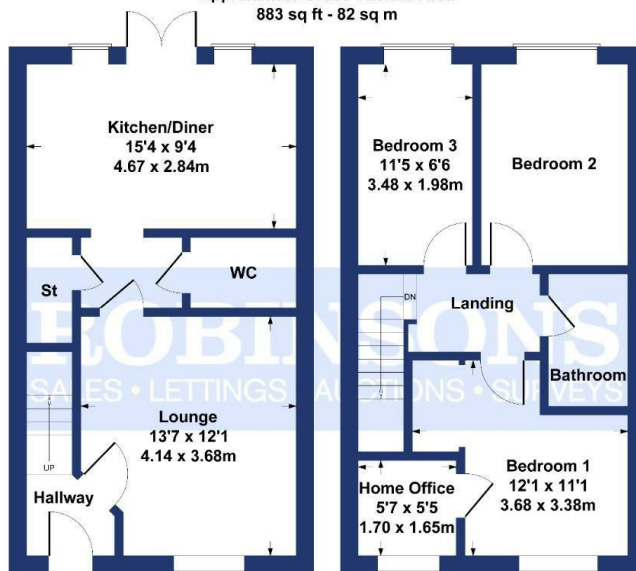
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

## Harper Grove

Approximate Gross Internal Area  
883 sq ft - 82 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. 2026

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
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.

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