



Whitworth Meadow, DL16 7BH
2 Bed - Bungalow
£325,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Robinsons are delighted to offer to the market this truly stunning and stylish two/three bedroomed bungalow which is a credit to its current owner for its class throughout and is situated in a quiet cul-de-sac on a modern and highly sought after residential development. This outstanding property has an endless number of benefits and some of its key features are; beautiful high-end kitchen and bathroom, quality fixtures and fittings, large easy to maintain garden, large off-road parking, double garage and immaculate presented and decorative order throughout. The property is ideally located for access to nearby Spennymoor Town centre, local schools, bus routes and amenities and ideal for the commuter travelling to nearby Durham City, Darlington and Teesside with the A1 being less than a ten/fifteen minutes drive.

In brief the property comprises of; hallway, spacious lounge, beautiful kitchen with integrated appliances, separate dining room which could be used as a third bedroom and two double bedrooms and ultra-modern shower room. Externally to the front elevation is a easy to maintain garden area, large block paved driveway which leads to a double garage. While to the rear, there is a large garden patio area. Again, all of the above early viewing is advised to avoid any disappointment.

EPC Rating D
Council Tax Band C

Hallway

Radiator, storage cupboard, access to lounge and kitchen.

Lounge

17'8 x 15'9 max points (5.38m x 4.80m max points)
Quality flooring, stunning electric fire and surround.

Dining Room/Bedroom Three

11'8 x 8'5 max points (3.56m x 2.57m max points)
Quality flooring, radiator, French doors leading to the rear garden.

Kitchen

12'0 x 9'7 max points (3.66m x 2.92m max points)
Stunning wall and base units, integrated double oven, hob, extractor fan, dishwasher, fridge freezer, washing machine, stylish sink with mixer tap and drainer, uPVC window, feature radiator, spotlights.

Inner Hall

Access to the bedrooms and bathroom, quality flooring.

Bedroom One

11'1 x 10'1 max points (3.38m x 3.07m max points)
Quality flooring, uPVC window overlooking the rear garden, radiator, fitted wardrobes.

Bedroom Two

11'9 x 6'9 max points (3.58m x 2.06m max points)
Quality flooring, radiator, uPVC window.

Shower Room

8'0 x 9'7 max points (2.44m x 2.92m max points)
Beautiful high quality suite which is fully tiled and includes a walk in shower cubicle, wash hand basin, w/c, hand towel radiator, spotlights, storage cupboard.

Externally

To the front elevation there is a good sized garden and double driveway leading to a double garage. To the rear there is a lovely sized garden and patio.



OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

Property Auctions

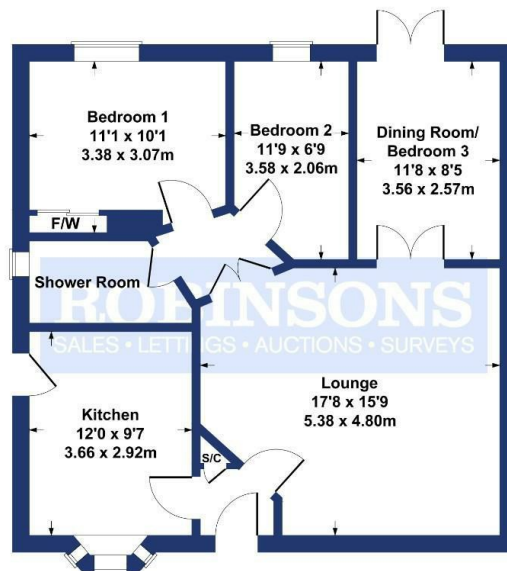
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Whitworth Meadow

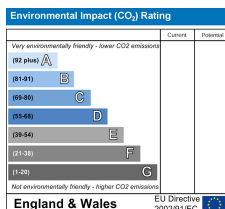
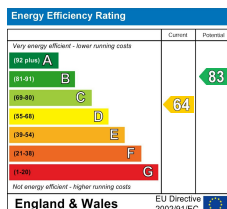
Approximate Gross Internal Area
779 sq ft - 72 sq m



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. 2023



DURHAM

1-3 Old Elvet
DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

DURHAM REGIONAL HEAD OFFICE

19A old Elvet
DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

CHESTER-LE-STREET

45 Front Street
DH3 3BH

T: 0191 387 3000

E: info@robinsonscsls.co.uk

BISHOP AUCKLAND

120 Newgate Street
DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

CROOK

Royal Corner
DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

SPENNYMOOR

11 Cheapside
DH16 6QE

T: 01388 420444

E: info@robinsonsspennymoor.co.uk

SEDGEFIELD

3 High Street
TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

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.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



ROBINSONS

SALES • LETTINGS • AUCTIONS • SURVEYS

11 Cheapside, Spennymoor, DL16 6QE | Tel: 01388 420444 | info@robinsonsspennymoor.co.uk
www.robinsonsestateagents.co.uk