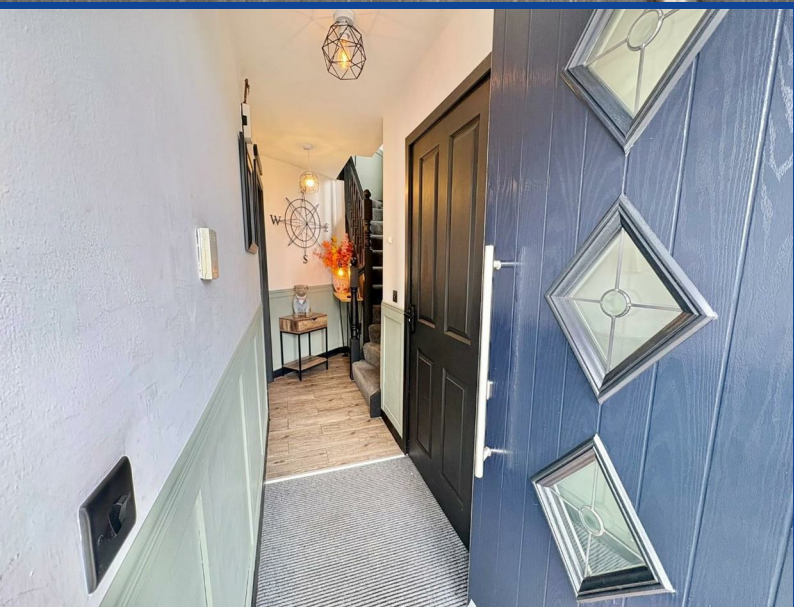




Watson Park, Spennymoor, DL16 6NH
4 Bed - House - Townhouse
Asking Price £189,950

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Robinsons are delighted to offer to the market with no onward chain this beautifully presented four-bedroom family home, pleasantly situated on a larger-than-average plot within the highly sought-after Durham Gate development on Watson Park. Ideally located for access to a wide range of local amenities in and around Spennymoor, including shops, schools, and restaurants, this property presents an excellent opportunity for growing families seeking a spacious and exceptionally well-maintained home in a popular residential location.

The property also benefits from excellent transport links, with easy access to the A1(M) and A19, making it ideal for commuters travelling to Durham City, Darlington, Teesside, and beyond. Constructed by Dunelm Homes, this impressive home has been lovingly cared for and is sure to appeal to a variety of purchasers, including families, first-time buyers, and investors alike.

The accommodation briefly comprises an entrance hallway with access to a ground floor cloakroom/WC, a spacious breakfasting kitchen, and a separate dining/living room. To the first floor is a generous lounge together with the principal bedroom, which benefits from en-suite facilities. The second floor offers a family bathroom, three further well-proportioned bedrooms, with bedroom two benefitting from en-suite facilities. Externally, the property occupies a generous plot with an easy-to-maintain front garden, a substantial driveway providing ample off-road parking and access to the garage/store. To the rear is a delightful enclosed garden, complete with a raised decking area, creating the perfect space for outdoor entertaining and family enjoyment.

EPC Rating - TBC
Council Tax Band - D

Hallway

Part tiled flooring, stairs to first floor

W/C

W/C, wash hand basin, Upvc window.

Dining/living room

17'1 x 12'1 max points (5.21m x 3.68m max points)
Upvc window, radiator, quality flooring, laundry cupboard

Kitchen

15'5 x 10'5 (4.70m x 3.18m)
Morden wall and base units, integrated oven, induction hob, microwave, extractor fan, plumbed for washing machine, plumbed for dishwasher, space for American fridge / freezer, tiled flooring and splash backs. Bi - folding doors leading to the rear.

First Floor Landing

Two Upvc windows, airing cupboard, stairs to second floor.

Lounge

15'7 x 11'7 max points ` (4.75m x 3.53m max points)
Upvc window, radiator, quality flooring.

Bedroom One

13'7 x 10'1 + robes (4.14m x 3.07m + robes)
Upvc windows, radiator, fitted wardrobes.

Ensuite

Shower cubicle, wash hand basin, w/c, tiled splash backs, radiator.

Second Floor Landing

Loft access via pull down ladder,

Bedroom Two

13'3 x 8'5 max points (4.04m x 2.57m max points)
Fitted wardrobes, Upvc window, radiator.

Ensuite Two

Shower cubicle, wash hand basin, w/c, radiator, extractor fan,

Bedroom Three

10'4 x 8'5 (3.15m x 2.57m)
Fitted wardrobes, Upvc window, radiator.

Bedroom Four

10'0 x 6'7 (3.05m x 2.01m)
Fitted wardrobes, Upvc window, radiator.

Bathroom

Panelled bath with shower over, wash hand basin, W/C, Upvc window, radiator, tiled splash backs.

Externally

To the front elevation is a easy to maintain is easy to maintain garden and a large driveway which gives access to the garage/store, while to the rear there is a beautiful enclosed garden with artificial turf and raised decking area.

Bar / Garage

Front of the garage is used as a store while the rear of the garage has been converted to a home bar.

Agents Notes

Council Tax: Durham County Council, Band -D

Tenure: Freehold

Estate Management Charge – TBC

Property Construction – Standard

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains (not metered)

Sewerage – Mains

Heating – Gas Central Heating

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 – NA

Probate – n/a

Rights & Easements – None known, check with seller

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 – check with seller

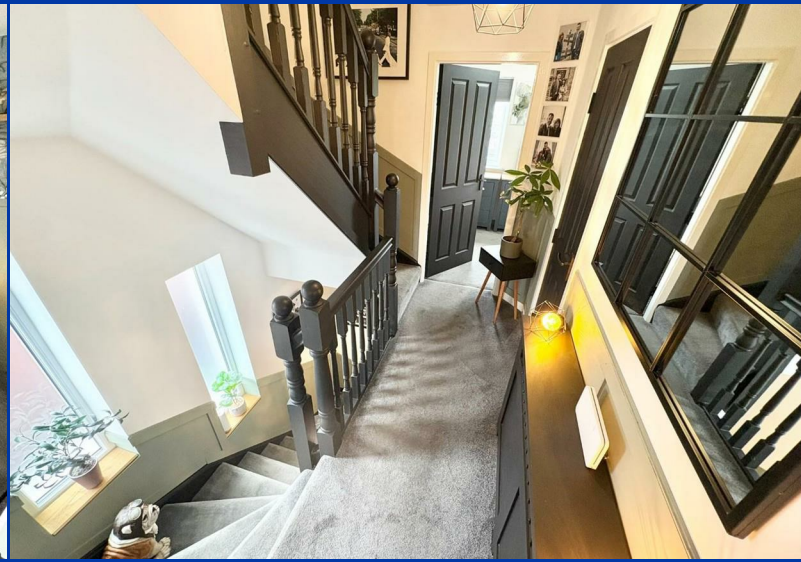
Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.

Accessibility/Adaptations – NA

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 £35 + VAT (£42 including VAT) per individual purchaser applies for carrying out these checks.



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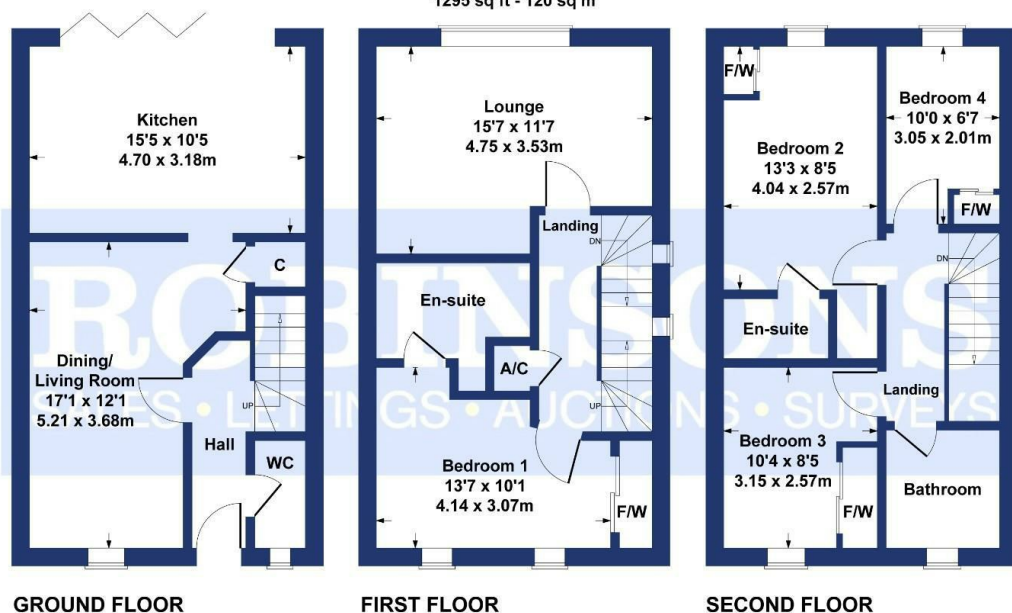
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Watson Park

Approximate Gross Internal Area
1295 sq ft - 120 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. 2026

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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		

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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.

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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