





Boyle Grove, Spennymoor, DL16 6FA
4 Bed - House - Detached
Asking Price £285,000

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Robinsons are delighted to offer to the market this exceptionally well-presented four-bedroom detached family home, built by Taylor Wimpey in 2019 to their popular "Downham" design. Occupying a pleasant position within this sought-after development, the property offers spacious, modern accommodation throughout and is ready to move straight into.

The ground floor briefly comprises a welcoming entrance hallway, convenient cloakroom/WC, spacious lounge and a superb open-plan family dining kitchen, fitted with a range of contemporary wall and base units alongside integrated appliances including a fridge, freezer and dishwasher. The kitchen provides an ideal space for both everyday family life and entertaining. An internal door leads to the integral garage, which incorporates a useful utility area and benefits from an electric garage door and EV charging point.

To the first floor are four generous double bedrooms, with the principal bedroom enjoying its own stylish en-suite shower room. The remaining bedrooms are served by a modern family bathroom, while one bedroom is currently utilised as a dressing/beauty room, demonstrating the versatility of the accommodation.

Externally, the property boasts a beautifully landscaped rear garden offering a good degree of privacy and an excellent space for relaxing or outdoor dining. To the front, a double-width driveway provides ample off-road parking and leads to the integral garage.

Conveniently situated close to local amenities, reputable schools and excellent transport links, this impressive home is sure to appeal to a wide range of buyers. The property also benefits from the remainder of the NHBC warranty for additional peace of mind.

Early viewing is highly recommended to appreciate the quality, space and location on offer.

EPC Rating B
Council Tax Band D

Hallway
Quality flooring, storage cupboard, access to garage, stairs to first floor

W/C
W/C, wash hand basin, radiator, part tiled and extractor fan.

Lounge
14'4" x 10'2 (4.37m x 3.10m)
Quality flooring, radiator, Upvc window.

Kitchen / Diner.
24'1" x 12'2 (7.34m x 3.71m)
Stunning White wall and base units, integrated oven, hob, extractor fan, fridge/ freezer, extractor fan, tiled splash backs, space for dining room table, Upvc window, radiator, under counter lighting, quality flooring, French doors leading to rear garden,

Landing
Upvc window, loft access, radiator.

Bedroom One
13'4" x 12'0 (4.06m x 3.66m)
Upvc window, radiator

Ensuite
Double shower cubicle, wash hand basin, w/c, extractor fan, radiator, fully tiled.

Bedroom Two
11'3" x 10'5 (3.43m x 3.18m)
Upvc window, radiator

Bedroom Three
12'0" x 10'3 (3.66m x 3.12m)
Upvc window, radiator

Bedroom Four
10'8" x 10'6 (3.25m x 3.20m)
Upvc window, radiator

Family Bathroom
White panelled bath with shower over, wash hand basin, w/c, Upvc window, radiator, tiled flooring, extractor fan

Externally
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Agents Notes
Council Tax: Durham County Council, Band D

Property Construction – Non Standard - Standard
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 – 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 – 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 £50.00 + VAT (£60.00 including VAT) per individual purchaser applies for carrying out these checks.











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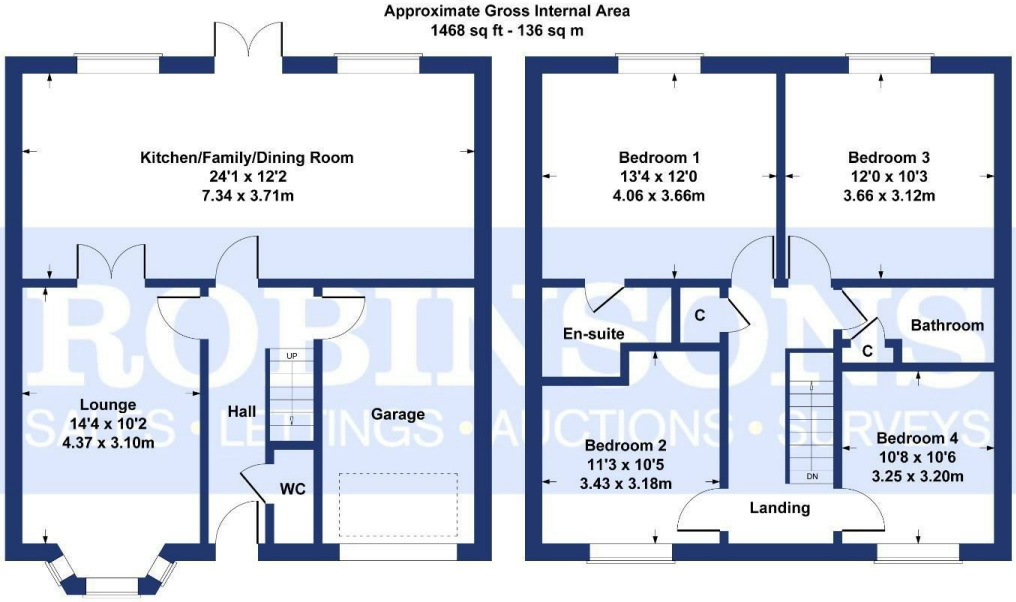
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Boyle Grove

Approximate Gross Internal Area
1468 sq ft - 136 sq m



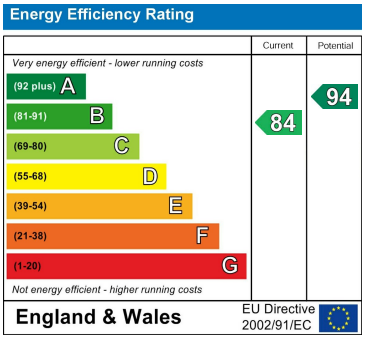
GROUND FLOOR

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



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