

Magnolia Walk, Spennymoor, DL16 7EP  
4 Bed - House - Detached  
£219,950

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Robinsons are delighted to offer to the market this well presented and upgraded FOUR BEDROOM DETACHED HOME built by Taylor Wimpey and the property is located on this popular residential development just over half a mile from Spennymoor Town centre and local amenities. The property in our opinion would suit the growing family and is conveniently located for the commuter travelling to nearby Durham City, Darlington and Teesside.

The property briefly comprises of ENTRANCE, HALLWAY, CLOAKROOM/WC, spacious LOUNGE / DINING ROOM with French doors overlooking REAR GARDENS, ATTRACTIVE FITTED KITCHEN with BREAKFAST BAR, whilst to the first floor FOUR LARGE BEDROOMS, MASTER with EN-SUITE FACILITIES and STUNNING FAMILY BATHROOM. Externally there is LAWNED GARDENS to the FRONT with a lovely outlook, whilst to the REAR is a good sized ENCLOSED GARDEN and SINGLE GARAGE with PARKING SPACE. In more detail the accommodation comprises of

EPC: C  
Council Tax Band: D

### Hallway

Stylish flooring, radiator and storage cupboard.

### W/C

W/C wash hand basin radiator and extractor fan.

### Lounge / Diner

20'6 x 11'11 (6.25m x 3.63m)

Stylish flooring, Upvc window, space for dining room table and French doors leading to the lovely rear garden.

### Kitchen

16'1 x 8'4 max points (4.90m x 2.54m max points )

Morden white wall and base units, integrated oven, hob, extractor fan, stainless steel sink with mixer tap and drainer, plumbed for washing machine & dishwasher, breakfast bar, space for fridge freezer, tiled splash backs, Upvc window and radiator.

### Study / Play room

9 x 8'3 (2.74m x 2.51m)

Stylish flooring, Upvc Window and radiator.

### Landing

Upvc Windows, airing cupboard.

### Bedroom One

12'1 x 10'11 max points (3.68m x 3.33m max points )

Juliette balcony with beautiful outlook, radiator.

### Ensuite

Shower cubicle, wash hand basin, W/C, Upvc window and radiator.

### Bedroom Two

12 '9 x 9 max points (3.66m '2.74m x 2.74m max points )

Stylish flooring, Upvc Window and radiator.

### Bedroom Three

9'5 x 9'3 (2.87m x 2.82m )

Stylish flooring, beautiful outlook, Upvc Window and radiator.

### Bedroom Four

11'5 x 9'3 max points (3.48m x 2.82m max points )

Stylish flooring, Upvc Window and radiator.

### Family Bathroom

White panelled bath with shower over, wash hand basin, W/C, radiator, extractor fan and Upvc window.

### Externally

To the front elevation is a easy to maintain garden, while to the rear there is a lovely enclosed garden and patio which gives access to the driveway and garage.

### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultra-fast 10000Mbps \*

Mobile Signal: Good - EE/O2/Three/Vodafone

Tenure: Freehold

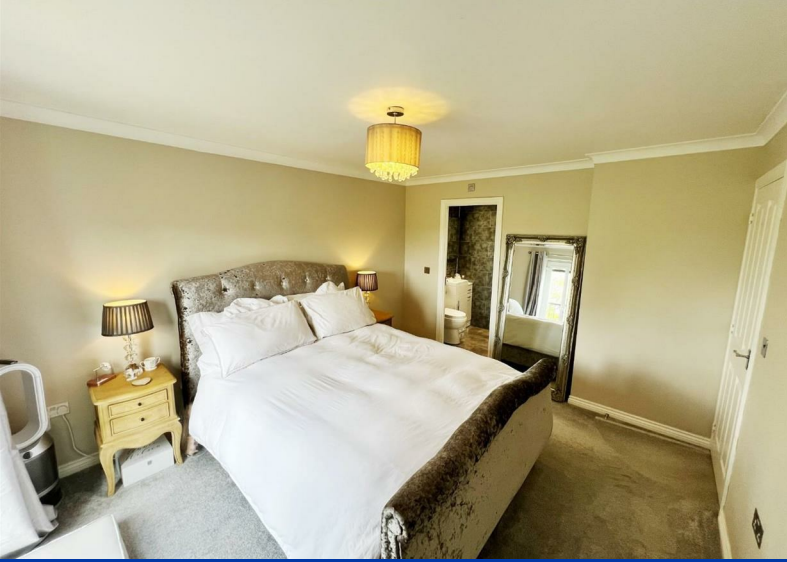
Council Tax: Durham County Council, Band D , approx.

£2,555.93 pa

Energy Rating: C

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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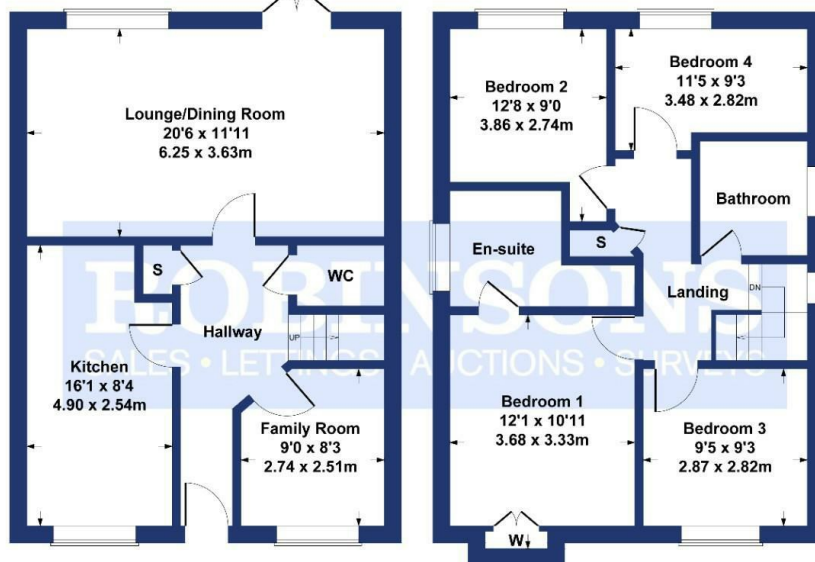
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## Magnolia Walk

Approximate Gross Internal Area  
1173 sq ft - 109 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. 2025

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A	
B	
C	
D	
E	
F	
G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
A	
B	
C	
D	
E	
F	
G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC

### 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@robinsonscs.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  
DL16 6QE

T: 01388 420444

E: info@robinsonsspennymoor.co.uk

### SEDFIELD

3 High Street  
TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

### WYNYARD

The Wynd  
TS22 5QQ

T: 0174 064 5444

E: info@wynyardfineandcountry.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.

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