



Hewick Road, DL16 6PF
3 Bed - House - Detached
£239,950

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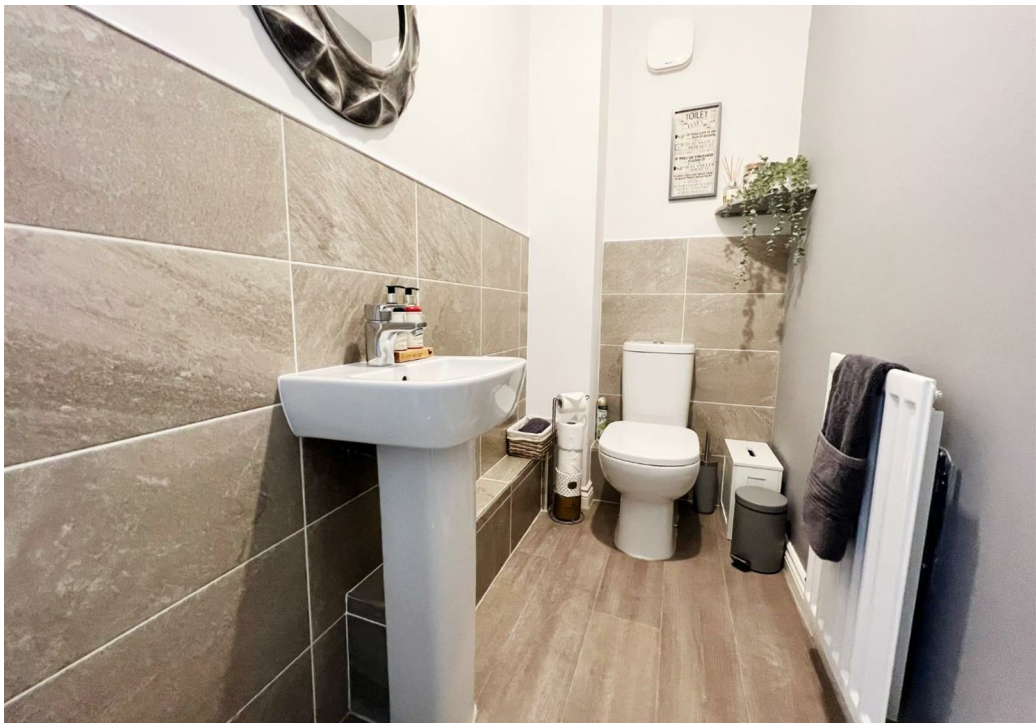
Hewick Road , DL16 6PF

Robinsons are delighted to offer to the market with no onward chain, this rare opportunity to acquire this delightful three bedroom detached family home which is located on the Acorns Development close to the Durham Gate Area, which is ideal for the commuter travelling to nearby Durham City, Darlington And Teesside, local shops, schools and amenities are available just over a mile away in Spennymoor Town Centre. The A19 and A1 are in close proximity providing good road links to other parts of the region. This stunning home has an endless amount of benefits and some of its key features are; ample living space, large modern kitchen, good sized rear south facing garden which would be perfect for a growing family, driveway and garage, three good sized bedrooms with master having En-suite and ultra rare to the market, we would advise on early internal inspection so you can truly appreciate this stunning property.

The floorplan briefly comprises of - ENTRANCE HALL leading to the CLOAKROOM/WC, LOUNGE, good sized KITCHEN/DINER with built in cooking facilities, integrated fridge freezer and dish washer, useful UTILITY ROOM. Whilst to the FIRST FLOOR, THREE GOOD SIZED BEDROOMS, MASTER with EN SUITE facilities, modern FAMILY BATHROOM. Externally, the property enjoys front and rear GARDENS, it also has a driveway for two vehicles leading to GARAGE.

EPC Rating B
Council Tax Band D











Hallway

Quality flooring, radiator, stairs to the first floor.

W/C

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

Lounge

14'6 x 10'2 (4.42m x 3.10m)

Quality flooring, uPVC bay window, radiator.

Kitchen/Diner

16'7 x 15'2 max points (5.05m x 4.62m max points)

Stylish wall and base units, integrated oven, hob, extractor fan, fridge freezer, dishwasher, tiled splashbacks, stainless steel sink with mixer tap and drainer, uPVC windows, storage cupboard space for dining room table, airing cupboard.

Utility Room

7'7 x 5'3 (2.31m x 1.60m)

Walk and base units, plumbed for washing machine, space for wine cooler, radiator.

Landing

Quality flooring, uPVC window, radiator, storage cupboard, loft access.

Bedroom One

18'2 x 10'3 max points (5.54m x 3.12m max points)

UPVC windows, quality flooring, fitted wardrobes, radiator.

En-suite

Double shower cubicle, wash hand basin, w/c, chrome towel radiator, uPVC window, extractor fan.

Bedroom Two

11'1 x 10'9 max points (3.38m x 3.28m max points)

UPVC window, radiator, quality flooring.

Bedroom Three

11'8 x 8'7 max points (3.56m x 2.62m max points)

UPVC windows, radiator, quality flooring.

Bathroom

6'7 x 6'2 (2.01m x 1.88m)

White panelled bath with shower over, wash hand basin, w/c, tiled surround, chrome towel radiator, uPVC window, extractor fan.

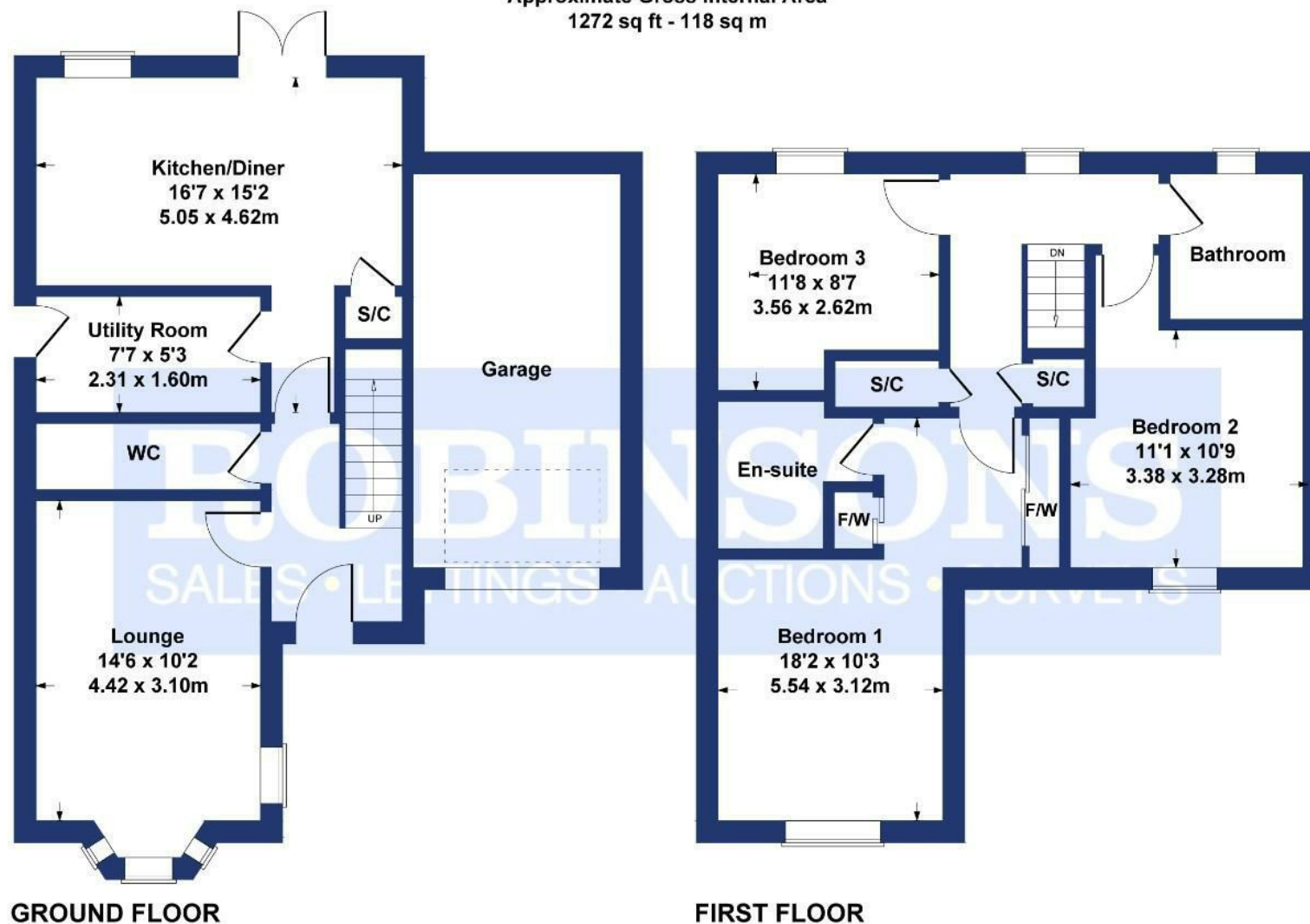
Externally

To the front elevation, there is a easy to maintain garden and driveway leading to the rear garden. While to the rear, there is a good sized garden, stylish patio and decked area.



Hewick Road

Approximate Gross Internal Area
1272 sq ft - 118 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	83	
(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

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. 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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