



**Whitworth Meadow, DL16 7BH**  
**3 Bed - Bungalow - Detached**  
**Asking Price £299,950**

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Robinsons are delighted to present to the market this stunning two/three-bedroom bungalow, beautifully maintained by its current owner and located in a quiet cul-de-sac within a modern, highly sought-after residential development.

This exceptional home offers an array of impressive features, including a well-presented kitchen and shower room, high-quality fixtures and fittings, a generously sized and low-maintenance garden, ample off-road parking, and a larger-than-average garage. The property is immaculate throughout, both in presentation and decorative order.

Ideally positioned, the bungalow provides convenient access to Spennymoor Town Centre, local schools, bus routes, and everyday amenities. It is also perfectly situated for commuters travelling to Durham City, Darlington, and Teesside, with the A1 reachable within approximately ten to fifteen minutes by car.

The accommodation briefly comprises: entrance hallway, spacious lounge, attractive kitchen, separate dining room (which could be utilised as a third bedroom), two double bedrooms, and a contemporary, ultra-modern shower room and beautiful garden room. Externally, the front elevation features a low-maintenance garden and a long driveway leading to the garage. To the rear, there is a generous garden with a patio area—ideal for outdoor enjoyment.

Early viewing is strongly recommended to avoid disappointment.

EPC Rating  
Council Tax Band - C

**Vestibule**  
Radiator, Storage cupboard.

**Lounge**  
17'8 x 16'0 max points (5.38m x 4.88m max points )  
gas fire and surround, Upvc window, radiator.

**Kitchen / Diner**  
12'1 x 9'7 (3.68m x 2.92m )  
Modern wall and base units, electric cooker point, space for fridge / freezer, plumbed for washing machine, sink with mixer tap and drainer, tiled splash backs, space for dining room table, Upvc Bay window, radiator, side access.

**Inner Hall**  
Loft access, access to bedrooms and shower room.

**Bedroom One**  
13'0 x 10'1 max points (3.96m x 3.07m max points )  
Upvc window, radiator, fitted wardrobes.

**Bedroom Two**  
11'9 x 8'4 (3.58m x 2.54m )  
Upvc window, radiator, fitted wardrobes.

**Bedroom Three / Dining room.**  
8'9 x 6'8 (2.67m x 2.03m )  
Radiator, French doors leading to conservatory.

**Garden Room**  
8'5 x 8'5 (2.57m x 2.57m )  
Upvc windows, radiator, French doors leading to rear garden and tiled roof.

### Shower Room

Large walk in shower, wash hand basin, W/C, Upvc window, chrome towel radiator, airing cupboard.

### Externally

To the front elevation there is a easy to maintain good sized garden and long driveway which leads to the rear garage and beautiful enclose garden and patio

### Garage

16'4 x 8'1 (4.98m x 2.46m )  
electric roller shutter door, power and lighting.

### Agents Notes

Property Construction – 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

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:** 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 £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



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**Whitworth Meadows**  
Approximate Gross Internal Area  
945 sq ft - 88 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	

## DURHAM

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