



Castle Close, Spennymoor, DL16 6TR
4 Bed - House - Detached
Asking Price £325,000

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Robinsons Estate Agents are delighted to present this beautifully extended four-bedroom detached family home, located on the sought-after residential development known as 'The Coppice' in Spennymoor. This property, built by Bellway Homes, is ideally situated for commuters, with easy access to Durham City, Darlington, and Teesside, making it a perfect choice for those who travel for work or leisure.

Upon entering, you are greeted by a welcoming hallway that leads to a spacious lounge, perfect for relaxation and entertaining. The heart of the home is undoubtedly the large, stunning kitchen, which comes equipped with integrated appliances, seamlessly flowing into a remarkable family room extension. This extension features bi-folding doors that open onto the garden, allowing for a bright and airy atmosphere, complemented by a cosy log-burning stove for those cooler evenings.

The property boasts four generously sized bedrooms, with the master bedroom benefiting from en-suite facilities, ensuring comfort and privacy. The family bathroom is well-appointed, catering to the needs of the household.

Externally, the property offers an easy-to-maintain front garden and a large driveway that provides ample off-road parking, leading to a double garage. The rear garden is a true gem, featuring a beautifully enclosed private space with a patio area, perfect for outdoor gatherings or simply enjoying the tranquil surroundings.

This home is ideal for a variety of purchasers, from first-time buyers to growing families, and we highly recommend an early viewing to fully appreciate all that this property has to offer. Don't miss the opportunity to make this delightful house your new home.

EPC Rating C
Council Tax Band E

Hallway

Solid oak flooring, radiator, uPVC window, stairs to first floor, storage cupboard.

Lounge

15'2 x 11'2 (4.62m x 3.40m)

UPVC window, feature radiator, solid oak flooring.

Kitchen

23'4 x 10'4 (7.11m x 3.15m)

Modern wall and base units, integrated double oven, hob, microwave, fridge freezer, dishwasher, quartz worktops with inset sink with inset sink with mixer tap and drainer, breakfast bar, spotlights, solid oak flooring.

Family Room

23'1 x 8'5 (7.04m x 2.57m)

Solid oak flooring, multi-fuel stove and space for dining room table, bi-folding doors to rear, spotlights, velux windows.

Utility Room

8'6 x 5'3 (2.59m x 1.60m)

Plumbed for washing machine, radiator, tiled flooring.

W/C

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

Landing

Airing cupboard, quality flooring, loft access via pull down ladder.

Bedroom One

12'2 x 11'6 (3.71m x 3.51m)

Fitted wardrobes, radiator, quality flooring.

En-Suite

Shower cubicle, wash hand basin, W/C, hand towel radiator, uPVC window, spotlights, extractor fan.

Bedroom Two

14'1 x 8'5 (4.29m x 2.57m)

UPVC window, radiator, quality flooring.

Bedroom Three

11'3 x 8'2 (3.43m x 2.49m)

UPVC window with beautiful outlook, radiator.

Bedroom Four

8'7 x 8'6 (2.62m x 2.59m)

Fitted wardrobes, radiator, uPVC window with beautiful outlook.

Bathroom

White panelled bath with shower over, wash hand basin, W/C, tiled flooring and splashbacks, spotlights, UPVC window, extractor fan, feature radiator.

Externally

To the front elevation is an easy to maintain garden and large driveway and double garage. While to the rear there is a beautiful enclosed private garden and patio.

Double Garage

17'1 x 16'2 max points (5.21m x 4.93m max points)

Power and lighting, storage above, access to rear of the property and to the utility room.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband:

Mobile Signal:

Tenure: Freehold

Council Tax: Durham County Council, Band E - Approx. £3,123.91 p.a

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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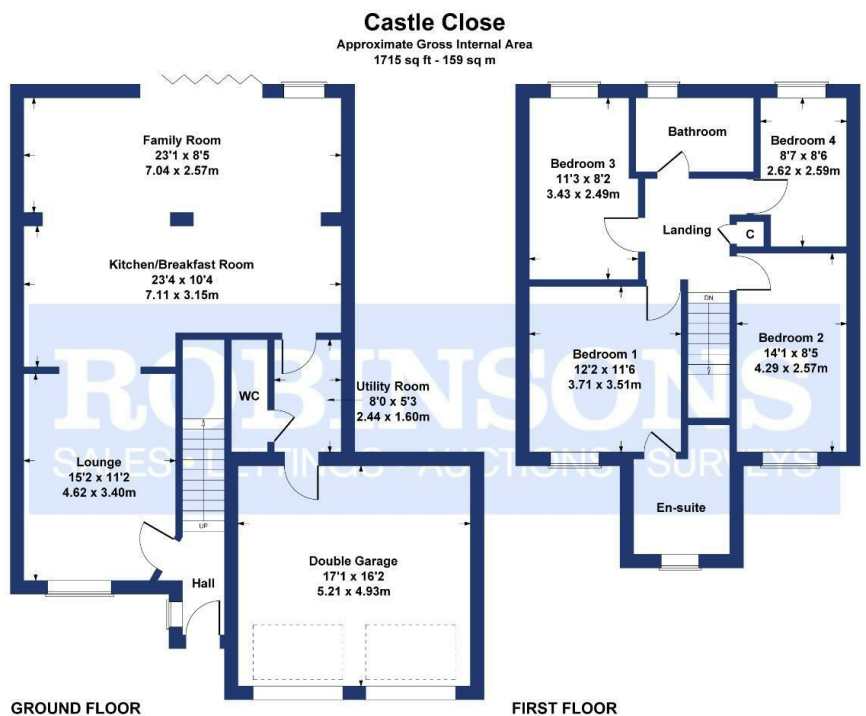
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SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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.

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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	73	77
EU Directive 2002/91/EC		

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