





Meadow Green, Spennymoor, DL16 6TN
3 Bed - House - Semi-Detached
Reduced £169,950

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Robinsons are delighted to present to the market this beautifully maintained three-bedroom semi-detached family home, pleasantly situated within the highly sought-after Bellway Homes development, The Coppice. Ideally positioned for commuters, the property offers excellent transport links to Durham City, Darlington and Teesside, with Durham City Centre located approximately six miles away.

Beautifully presented throughout, this impressive home is sure to appeal to a wide range of buyers, including first-time purchasers, growing families and those looking to take the next step on the property ladder. The property benefits from a stylish fitted kitchen, a modern family bathroom, generous storage throughout, a superb conservatory extension, driveway parking, a single garage, well-maintained gardens, UPVC double glazing and gas central heating.

The accommodation briefly comprises an inviting entrance hall, a spacious and comfortable lounge, opening through to the dining room, which in turn provides access to the conservatory, creating an excellent space for both everyday family living and entertaining. The ground floor is further complemented by a well-appointed fitted kitchen. To the first floor are three well-proportioned bedrooms and a contemporary family bathroom suite. Externally, the property enjoys attractive front and rear gardens, together with a driveway providing off-road parking and leading to a single garage.

An internal viewing comes highly recommended to fully appreciate the quality, space and location of this excellent family home. In more detail, the accommodation comprises:

EPC Rating - D
Council Tax Band - C

Hallway
Quality flooring, stairs to first floor, radiator, Upvc window.

W/C
W/c, wash hand basin, Upvc window, radiator

Lounge
14'0 x 12'5 (4.27m x 3.78m)
Upvc window, radiator, quality flooring, storage cupboard.

Dining room
9'9 x 7'3 (2.97m x 2.21m)
Quality flooring, radiator, access to conservatory.

Conservatory
12'7 x 8'6 (3.84m x 2.59m)
Upvc windows, radiator, access to rear.

Kitchen
9'8 x 8'0 (2.95m x 2.44m)
Stunning wall and base units, integrated oven, hob, extractor fan, fridge, freezer, stylish sink with mixer tap and drainer, Upvc window, tiled flooring and splash backs, spot lights, access to garage.

Landing
Upvc window, radiator, storage cupboard, loft access

Bedroom One
13'6 x 8'8 max points (4.11m x 2.64m max points)
Fitted wardrobes, Upvc window, radiator

Bedroom Two
10'3 x 9'1 (3.12m x 2.77m)
Upvc window, radiator

Bedroom Three
6'6 x 8'0 (1.98m x 2.44m)
Upvc window, radiator, storage cupboard

Bathroom
Panelled bath with shower over, wash hand basin, w/c, partly tiled, Upvc window, extractor fan, chrome towel radiator, spot lights, airing cupboard.

Externally
To the front elevation is a easy to maintain garden and driveway which leads to a good sized garage, while to the rear there is a larger than average garden and patio.

Garage
16'0 x 8'5 (4.88m x 2.57m)
Plumbed for washing machine, lighting, storage above.

Agents Notes
Council Tax: Durham County Council, Band C
Tenure: Freehold

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 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.

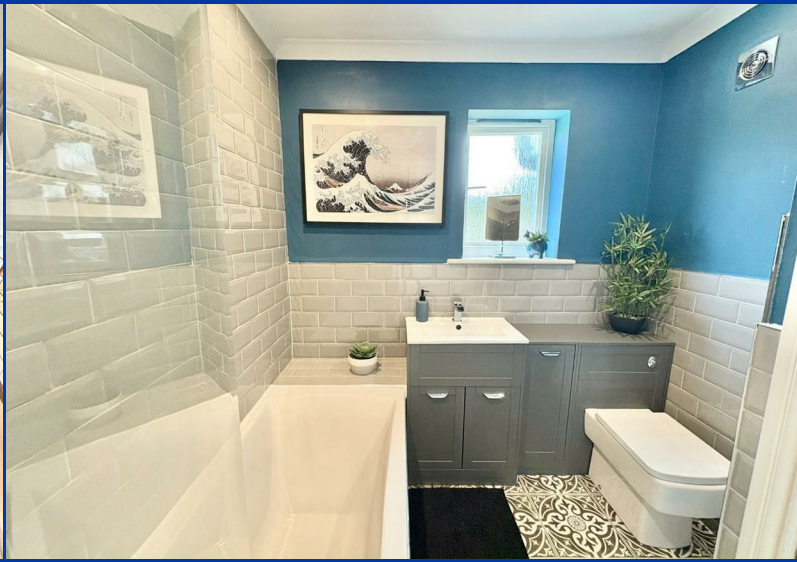
HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £50.00 + VAT (£60.00 including VAT) per individual purchaser applies for carrying out these checks.











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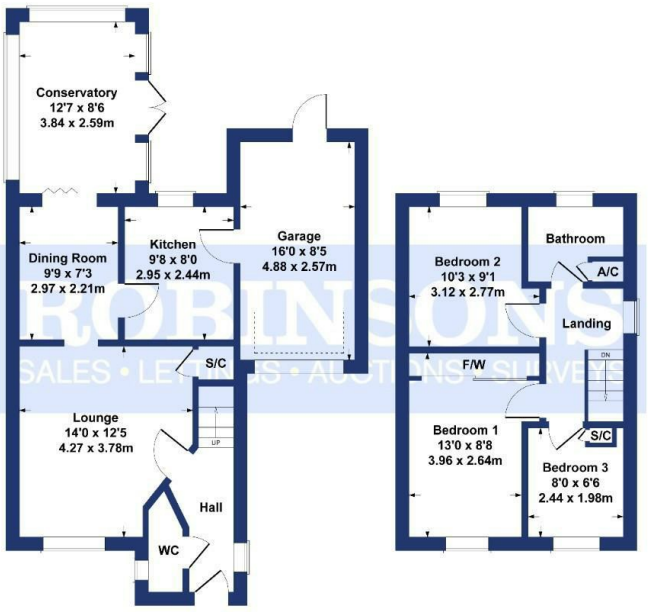
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Meadow Green

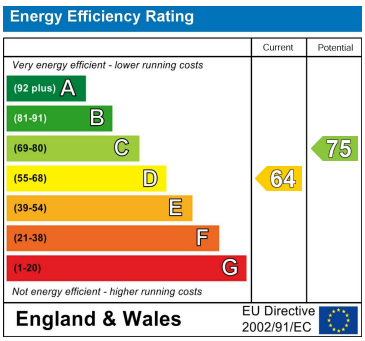
Approximate Gross Internal Area
1045 sq ft - 97 sq m



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



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@robinsonscls.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
DH16 6QE
T: 01388 420444
E: info@robinsonsspennymoor.co.uk

SEDGEFIELD
3 High Street
TS21 2AU
T: 01740 621777
E: info@robinsonssedgefield.co.uk

WYNYARD
The Wynd
TS22 5QQ
T: 0174 064 5444
E: info@ robinsonswynyard.co.uk

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