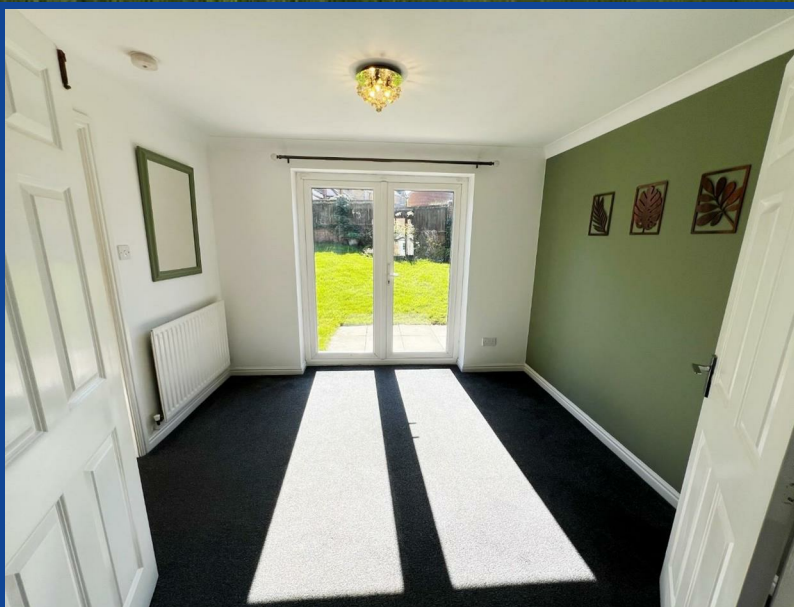




Poplar Drive, Spennymoor, DL16 7XX  
3 Bed - House - Detached  
Reduced £189,950

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Robinsons are delighted to offer to the market, with no onward chain, this well-presented three-bedroom detached home, pleasantly situated within a sought-after and attractive cul-de-sac. The property enjoys an excellent position for easy access to Spennymoor Town Centre, local schools, bus routes, everyday amenities, and major transport links—ideal for commuters travelling to Durham City, Darlington, and Teesside, with the A1 less than a ten-minute drive away.

Beautifully maintained and in good decorative order throughout, this home provides generous family accommodation and benefits from gas central heating and uPVC double glazing.

The internal layout briefly comprises: entrance porch, hallway, spacious lounge, separate dining room, and a modern fitted kitchen. To the first floor, a central landing gives access to three well-proportioned bedrooms, including a master bedroom with en-suite, along with the family bathroom. Externally, the property boasts an open-plan front garden, a block-paved driveway leading to the garage, and a good-sized enclosed rear garden complete with a paved patio area—perfect for outdoor enjoyment.

Council Tax Band: C  
EPC Rating: D

#### Porch

Access to hall & W/C

#### W/C

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

#### Hallway

Radiator, Stairs to first floor.

#### Lounge

12'9 x 10'6 max point (3.89m x 3.20m max point )

Upvc window, radiator.

#### Dining room

10'6 x 9'3 (3.20m x 2.82m)

Radiator, French doors leading to rear.

#### Kitchen

11'7 x 9'9 (3.53m x 2.97m )

Morden wall and base units, integrated oven, hob, extractor fan, stainless steel with mixer tap and drainer, plumbed for washing machine, radiator, Upvc window, wood effect flooring, radiator, space for under counter fridge, tiled splash backs, large storage cupboard, access to rear.

#### Landing

Loft Access

#### Bedroom One

12'9 x 10'7 max points (3.89m x 3.23m max points )

Upvc window, radiator.

#### Ensuite

Double Shower cubicle, wash hand basin, W/C, tiled splash backs, Upvc window, radiator, extractor fan.

#### Bedroom Two

12'2 x 10'1 max points (3.71m x 3.07m max points )

Upvc window, radiator.

#### Bedroom Three

12'4 x 9'4 max points (3.76m x 2.84m max points )

Upvc window, radiator.

#### Bathroom

10'2 x 7'4 max point (3.10m x 2.24m max point )

panelled bath, wash hand basin, w/c, radiator, Upvc window, extractor fan

#### Externally

To the front elevation is a easy to maintain garden and good sized block paved driveway which leads to a garage, while to the rear there is a large enclosed garden and patio.

#### Agent notes

Council Tax: Durham County Council, 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 – yes

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 £35 + VAT (£42 including VAT per individual purchaser applies for carrying out these checks.



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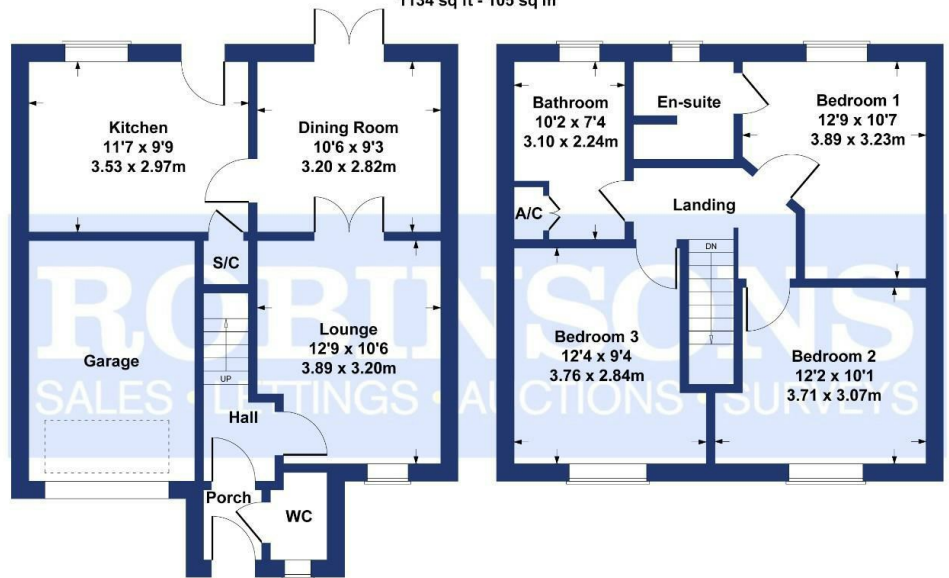
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

## Poplar Drive Spennymoor, DL16 7XX

Approximate Gross Internal Area  
1134 sq ft - 105 sq m



GROUND FLOOR

FIRST FLOOR

### 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) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         | 78        |
| (55-68) <b>D</b>                            | 57      |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

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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.

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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