





Mulberry Drive, Spennymoor, DL16 7BY
4 Bed - House - Detached
£210,000

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Robinsons are delighted to offer to the market this exceptionally well-presented four-bedroom detached family home, pleasantly situated on the highly sought-after Mulberry Drive. Deceptively spacious throughout, this impressive residence offers an ideal blend of style, comfort and practicality, making it perfect for modern family living.

The property enjoys a convenient location with excellent access to local amenities, schools and leisure facilities, while also benefiting from superb transport links to Durham City, Darlington and Teesside. The A1(M) is just a short drive away, with the A19 providing easy access across the wider region.

Accommodation briefly comprises a welcoming entrance hallway with staircase to the first floor and ground floor cloakroom/WC, a spacious lounge with French doors opening onto the rear garden, a separate dining room and an attractive breakfast kitchen fitted with a range of modern wall and base units.

To the first floor, the landing leads to four generously sized bedrooms, with the master bedroom benefiting from its own en-suite shower room, together with a contemporary family bathroom/WC fitted with a modern three-piece suite.

Externally, the property boasts a superb-sized enclosed rear garden, ideal for families and outdoor entertaining. To the front is an open-plan garden, double-width driveway providing ample off-road parking and access to the integral single garage.

Early viewing is highly recommended to fully appreciate the size, quality, layout and excellent position of this outstanding family home.

EPC Rating TBC
Council Tax Band D

Hallway
Radiator, stairs to first floor

W/C
Wash hand basin, w/c, UPVC window, radiator

Lounge
14'2 x 11'8 (4.32m x 3.56m)
Stylish fire and surround, radiator, french doors to rear

Dining Room
9'2 x 8'3 (2.79m x 2.51m)
UPVC window, radiator, storage cupboard

Kitchen
11'9 x 8'3 (3.58m x 2.51m)
Stunning wall and base units, integrated fridge freezer, oven, hob, extractor fan , dishwasher, plumbing for washing machine, granite worktops, inset sink with filtered mixer tap, spotlights, radiator and side access

First Floor Landing
UPVC window, loft access and airing cupboard

Bedroom One
13'0 x 10'9 (3.96m x 3.28m)
UPVC window, radiator

En-suite
Shower cubicle, wash hand basin, w/c, UPVC window, spotlights, tiled splashbacks and extractor fan

Bedroom Two
12'8 x 9'0 (3.86m x 2.74m)
UPVC window, radiator

Bedroom Three
11'4 x 9'4 (3.45m x 2.84m)
UPVC window, radiator

Bedroom Four
9'5 x 9'3 (2.87m x 2.82m)
UPVC window, radiator

Bathroom
White panelled bath with shower over, wash hand basin, w/c, UPVC window, radiator, tiled splash backs

Externally
To the front elevation is an easy to maintain garden and double driveway which leads to garage. Whilst to the rear there is a larger than average garden and patio

Agents Notes
Council Tax: Durham County Council, Band D
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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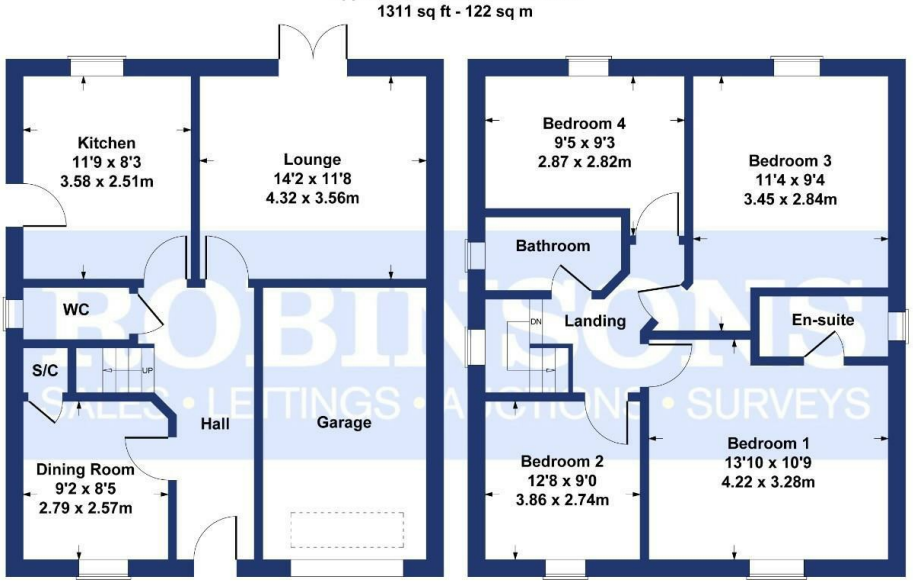
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Mulberry Drive

Approximate Gross Internal Area
1311 sq ft - 122 sq m

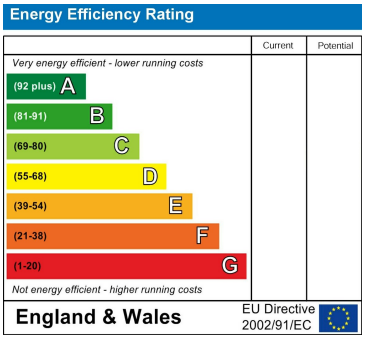


GROUND FLOOR FIRST FLOOR

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



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RICS

ARLA Association of Residential Letting Agents

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