



Hewick Road, DL16 6PF  
4 Bed - House - Detached  
Asking Price £295,000

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Robinsons are delighted to present this beautifully styled and exceptionally well maintained four bedroom detached townhouse, a true credit to its current owners for the quality and elegance displayed throughout. Positioned on the prestigious Acorns development at Durham Gate, this impressive home sits on a larger than average plot with a generous rear garden, offering an ideal blend of space, comfort, and modern living.

Early viewing is strongly recommended to fully appreciate the size and standard of accommodation on offer.

Perfect for the growing family, the property enjoys an excellent location—just a short drive from Spennymoor Town Centre and within easy reach of Durham, Darlington, and Teesside. Commuters will also value the superb access to the A1(M) and A19, while local shops, schools, and amenities are conveniently close by.

This stunning home features a spacious entrance hallway, cloakroom/WC, and a generous lounge, leading through to a superb open plan kitchen and dining room complemented by a useful utility space. The first floor offers three well proportioned bedrooms, including one with an en suite, as well as a stylish family bathroom. The second floor is dedicated to the impressive master bedroom, complete with its own dressing room and further en suite facilities. Externally, the property provides an easy to maintain front garden, a double length driveway leading to the garage—which is equipped with an electric car charging point—and a large enclosed rear garden with a raised decked area, perfect for outdoor entertaining.

EPC Rating TBC  
Council Tax Band D

#### Hallway

Tiled flooring, storage cupboards, Radiator, stairs to first floor, under floor heating

#### WC

Wash hand basin, Radiator, Tiled splashback, Quality flooring, , extractor fan

#### Lounge

16'8 x 11'7 (5.08m x 3.53m)

Quality flooring, Radiator, UPVC windows, Bay window

#### Kitchen/Diner

18,0 x 16'7 (5.49m,0.00m x 5.05m)

Modern solid oak wall & base units

Oven, Hob, Dishwasher, Quartz worktops with inset sink and mixer tap

Space for large dining room table, UPVC windows, french doors leading to rear, tiled flooring with under floor heating, Radiator, spot lights, underfloor heating

#### Utility

Plumbing for washing machine, space for dryer, Radiator, Tiled quality flooring

#### 1st floor landing

Radiator, A/C

#### Bedroom 2

12,9 x 10,9 (3.66m,2.74m x 3.05m,2.74m)

Radiator , UPVC window, quality flooring

#### Ensuite

Double shower cubicle, Wash hand basin, tiled splash backs, Chrome towel radiator, UPVC windows ,Extractor fan,

#### Bedroom 3

11,1 x 8,7 (3.35m,0.30m x 2.44m,2.13m)

UPVC windows, , radiator , quality flooring

#### Bedroom 4

9,0 x 8,9 (2.74m,0.00m x 2.44m,2.74m)

UPVC windows, , radiator , quality flooring

#### Bathroom

WP Bath with shower, Wash hand basin, W/C, Tiled splash backs , quality flooring, spotlights, extractor fan, quality flooring

#### 2nd floor landing

Velux window , spot lights, loft access, quality flooring , Radiator

#### Bedroom 1

13'7 x 11,7 (4.14m x 3.35m,2.13m)

UPVC Windows, Radiator, quality flooring, fitted units

#### Dressing Room

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

Fitted wardrobes, fitted units, Velux window, Radiator, fitted mirror

#### Ensuite

Shower cubicle, wash hand basin, Velux window, Radiator, Tiled splash backs , Chrome towel radiator, spotlights , Mirrored wall unit

#### Externally

To the front elevation is an easy to maintain garden and a driveway which leads to a garage.

To the rear there is a stunning landscaped garden & patio and a useful bin store

#### Agents Notes

Council Tax: Durham County Council, Band D

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



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**Hewick Road**  
Approximate Gross Internal Area  
1399 sq ft - 130 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
85	93
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (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	

## DURHAM

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DH1 3HL

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T: 0191 383 9994 (option1) (Lettings)

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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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