



**Glastonbury Close, Spennymoor, DL16 6XP**  
**4 Bed - House - Detached**  
**£248,500**

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It is with pleasure that we present to the market this four bedroom detached family home, which is situated on the highly sought after, family orientated area of Glastonbury Close on The Greenways Estate. Having easy access to all of the local amenities offered in and around Spennymoor, this spectacular home is also within excellent commuting distance to all major road networks and bus routes and also benefits further from large open plan lounge/diner, ample storage space, four good sized bedrooms, en-suite to the master, easy to maintain gardens, gas central heating & UPVC double glazing. Given all of the above early viewing is advised to avoid any disappointment.

This perfect family home briefly comprises of; entrance hallway, ground floor W/C, spacious open plan lounge/dining room, good sized well presented kitchen which gives access to the garden room, which completes the ground floor. To the first floor is four larger than average bedrooms, with the master having the added bonus of en-suite facility and family bathroom. Externally to the front elevation there is an easy to maintain garden and long driveway leads to a garage providing parking for multiple vehicles. While to the rear there is a lovely enclosed private and easy to maintain garden. AGAIN, EARLY VIEWING IS ADVISED TO AVOID ANY DISAPPOINTMENT AS PROPERTIES IN THIS LOCATION RARLY COME TO THE MARKET.

EPC Rating D  
Council Tax Band D

**Hallway**  
Radiator, storage cupboard, stairs to first floor.

**W/C**  
W/C, wash hand basin, uPVC window, radiator.

**Lounge/Diner**  
**24'8 x 11'6 max points (7.52m x 3.51m max points)**  
UPVC bay window, radiator, space for dining room table, french doors leading to conservatory.

**Garden Room**  
**16'4 12'5 max points (4.98m 3.78m max points)**  
Tiled flooring, uPVC window, french doors leading to the rear.

**Kitchen/Diner**  
**16'5 x 12'5 max points (5.00m x 3.78m max points)**  
Well presented wall and base units, integrated double oven, gas hob, plumbed for washing machine, plumbed for dishwasher, space for fridge freezer and dining room table, stainless steel sink with mixer tap and drainer, tiled splashbacks, wood effect flooring, radiator, uPVC window.

**Landing**  
Loft access.

### **Bedroom One**

**13'0 x 9'9 (3.96m x 2.97m )**

To include fitted wardrobes. UPVC window and radiator.

### **En-Suite**

Shower cubicle, wash hand basin, W/C, hand towel radiator, uPVC window, tiled splashbacks.

### **Bedroom Two**

**11'8 x 11'4 max points (3.56m x 3.45m max points )**

UPVC window, radiator.

### **Bedroom Three**

**13'2 x 8'5 (4.01m x 2.57m )**

To include wardrobes, UPVC window and radiator.

### **Bedroom Four**

**14'8 x 8'4 (4.47m x 2.54m )**

UPVC window's, radiator.

### **Bathroom**

White panelled bath, wash hand basin, W/C, chrome towel radiator, uPVC window, spotlights, radiator.

### **Externally**

To the front elevation there is a large driveway and easy to maintain garden which leads to a garage with an electric door. While to the rear there is a good sized enclosed garden.

### **Agent Notes**

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultra-fast 1000Mbps \*

Mobile Signal/Coverage: average

Tenure: Freehold

Council Tax: Durham County Council, Band D - Approx.

£2,441.82 p.a

Energy Rating: D

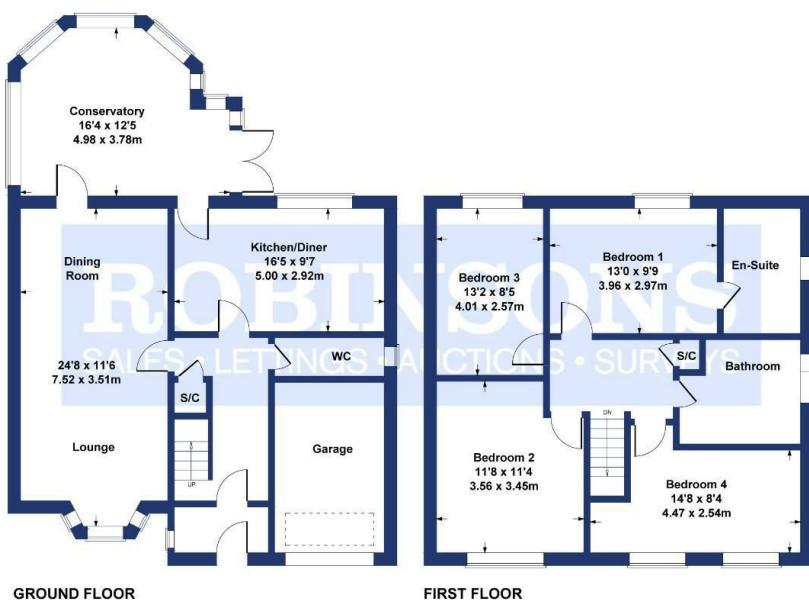
Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.



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Glastonbury Close  
Approximate Gross Internal Area  
1686 sq ft - 157 sq m



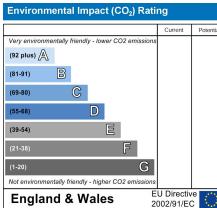
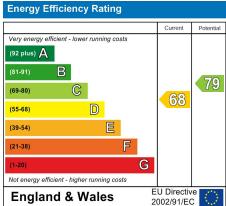
GROUND FLOOR

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.

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Energy Efficiency Rating



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