



Poplar Drive, DL16 7XX  
3 Bed - House - Semi-Detached  
£185,000

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## Poplar Drive , DL16 7XX

Robinsons are delighted to offer to the market, an excellent opportunity to purchase this truly stunning THREE BEDROOM SEMI-DETACHED HOUSE which is a credit to its current owners for its class and style throughout. The property is located on this popular residential development built by Persimmon Homes and is ideally located for access to nearby Spennymoor Town centre, local schools, bus routes and amenities and ideal for the commuter travelling to nearby Durham City, Darlington and Teesside with the A1 being less than a ten minute drive. The property is offered in immaculate decorative order throughout and has an endless amount of benefits and some of its key features are, quality oak internal doors throughout, ultra modern kitchen and bathrooms, converted garage providing an extra reception room, stunning oak and glass staircase giving access to the first floor, three double bedrooms, off road parking with electric car charging point, stunning landscaped rear garden, UPVC DOUBLE GLAZING and GAS CENTRAL HEATING.

The property in brief comprises of; ENTRANCE PORCH, SPACIOUS LOUNGE/DINER with French doors leading the beautiful rear garden, STUNNING FITTED KITCHEN which gives access to converted garage which is now a useful reception room, whilst to the first floor there is a good sized landing which provides access to THREE well-proportioned BEDROOMS, with master having the added bonus of EN-SUITE FACILITIES and fitted wardrobes and FAMILY SHOWER ROOM. Externally to the front elevation there is a good sized block paved driveway and easy to maintain garden, while to the rear there is a good sized enclosed private landscaped garden. Given all of the above early viewing is advised to avoid any disappointment.

EPC Rating C  
Council Tax Band C



















### Hallway

UPVC window, wood effect flooring, radiator.

### Lounge/Diner

23'1 x 10'7 max points (7.04m x 3.23m max poits )

Spot lights, uPVC window, radiator, space for dining room table, French doors leading to the rear garden, stairs to the first floor, feature radiator.

### Kitchen

11'1 x 9'7 max points (3.38m x 2.92m max points )

Stunning white wall and base units with under lighting, integrated oven, gas hob, extractor fan, fridge freezer, washing machine, spotlights, stylish sink with drainer and mixer tap, access to the rear, storage cupboard.

### Second Sitting Room

16'2 x 8'0 max points (4.93m x 2.44m max points )

UPVC window, radiator, wood effect flooring.

### Landing

Feature radiator, quality flooring, spotlights, airing cupboard, loft access via pull down ladder which is half boarded.

### Bedroom One

11'1 x 8'4 (3.38m x 2.54m)

UPVC window, radiator, quality flooring, fitted wardrobes.

### En-suite

Large shower cubicle, wash hand basin, w/c, tiled surround, feature radiator, uPVC window, spotlights, extractor fan.

### Bedroom Two

9'5 x 8'5 (2.87m x 2.57m)

UPVC window, quality flooring, radiator.

### Bedroom Three

9'2 x 8'5 (2.79m x 2.57m)

UPVC window, radiator, quality flooring.

### Shower Room

7'7 x 5'5 (2.31m x 1.65m)

Double walk in shower cubicle, wash hand basin, w/c, tiled surround, spotlights, extractor fan, feature radiator, uPVC window.

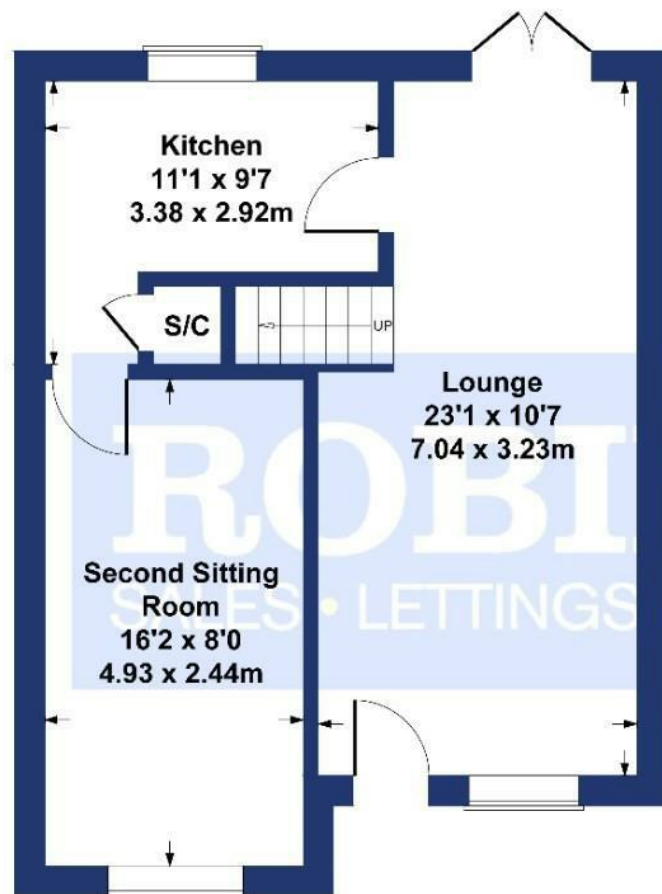
### Externally

To the front elevation is a good sized driveway with electric charging point, and easy to maintain garden. While to the rear, there is a beautiful private enclosed garden with stunning patio and useful shed.

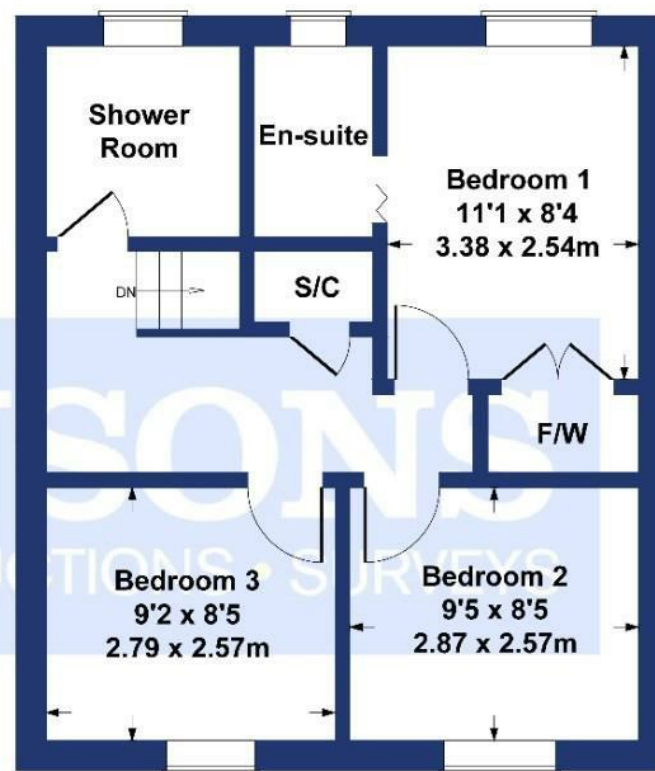


# Poplar Drive

Approximate Gross Internal Area  
934 sq ft - 86 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. 2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		86
(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

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. 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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