



Watson Park, DL16 6NB
4 Bed - House - Detached
Asking Price £225,000

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This outstanding corner plot hosts a beautifully presented four bedroom detached home in the highly sought after Watson Park area. Set within the popular Durham Gate development in Thinford just outside Spennymoor, the location offers an ideal mix of countryside tranquillity and convenient access to nearby towns and cities. Excellent transport connections via the A167 and A688 provide quick routes to Durham City, Bishop Auckland, and the A1M, while Durham railway station is only a short drive away with direct links to major destinations including Newcastle, York, and London. Thinford offers a wide range of amenities including supermarkets, shops, cafes, leisure facilities, well regarded schools, and healthcare services. The area has seen thoughtful residential growth, creating a friendly community setting surrounded by open green spaces and attractive walking routes. It is an excellent choice for families, professionals, and first time buyers.

The home itself features UPVC double glazing and gas central heating. The ground floor includes a welcoming hallway, a comfortable lounge, a versatile study, a stunning kitchen breakfast family room, and a cloakroom with WC. The first floor offers four generously sized bedrooms including a master bedroom with mirrored wardrobes and a private en suite, along with a stylish family bathroom. Externally the property occupies an exceptional corner plot with low maintenance gardens at the front and an enclosed rear garden. A tarmac driveway provides parking for two vehicles and leads to a detached garage.

Overall this is a beautifully maintained and superbly located home offering space, comfort, and excellent surroundings.

Hallway

Stairs to 1st floor, radiator, Storage cupboard, W/C

Lounge

12'0 x 10'11 (3.66m x 3.33m)

UPVC windows , Radiator

Kitchen/diner/family room

26'3 x 9'4 (8.00m x 2.84m)

Modern wall & base units , integrated oven, hob, extractor fan, microwave, stainless steel sink with mixer tap & drainer, tiled splash backs , UPVC bay window, space for dining room table, spot lights, plumbing for washing machine, French doors leading to rear

Landing

UPVC windows, radiators, loft access

Bedroom 1

11'8 x 11'0 (3.56m x 3.35m)

Fitted wardrobes, radiator, UPVC window

Ensuite

7'11 x 4'0 (2.41m x 1.22m)

shower , wash hand basin, W/C, UPVC windows,, extractor fan

Bedroom 2

12'3 x 6'8 (3.73m x 2.03m)

UPVC window, radiator

Bedroom 3

10'6 x 7'7 (3.20m x 2.31m)

UOVC windows, radiators

Bedroom 4

8'11 x 7'1 (2.72m x 2.16m)

UPVC window , radiator

Bathroom

6'2 x 5'11 (1.88m x 1.80m)

White panelled bath, wash hand basin, W/C, UPVC windows, Radiator, Tiled splash backs, extractor fan

Externally

To the front elevation is an easy to maintain garden ,while to the rear there is a good sized lawn & patio which gives access to a driveway & garage.

Agent 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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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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