



Caldermere, Spennymoor, DL16 6XT
3 Bed - House - Semi-Detached
Asking Price £165,000

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Robinsons are delighted to offer this exceptional opportunity to acquire a beautifully presented three-bedroom semi-detached home, a true credit to its current owner for its style and immaculate condition throughout. Situated in the peaceful cul-de-sac of Caldermere, within the highly desirable Greenways development in Spennymoor, this property has been lovingly maintained as a family home for many years. Ideally located, the property is just a short walk from Spennymoor town centre, local amenities, and public transport links, while also providing excellent access to major road networks leading to Durham, perfect for commuters. This stunning home would make an ideal first-time purchase and boasts a wealth of appealing features, including a modern fitted kitchen and stylish shower room, spacious lounge, separate dining room, and a generous corner plot with a beautifully maintained rear garden.

The floor plan briefly comprises: entrance porch leading into a spacious lounge with feature fire surround and archway opening into the sun room, a separate dining room with staircase to the first floor, and a contemporary fitted kitchen. To the first floor are three well-proportioned bedrooms and a modern shower room. Externally, the property benefits from an easy-to-maintain block-paved forecourt and driveway providing off-street parking for up to three smaller vehicles or two larger ones, along with access to a garage. To the rear, there is an attractive enclosed garden and a patio area positioned to the side of the property—ideal for outdoor enjoyment.

EPC Rating - TBC
Council Tax Band - B

Porch

Wood effect flooring, Upvc window

Lounge

15'1 x 11'0 (4.60m x 3.35m)

Wood effect flooring, Upvc window, electric fire and surround

Sun Room

12'8 x 6'9 (3.86m x 2.06m)

Wood effect flooring, Upvc window, French doors leading to rear.

Dining room

14'0 x 9'6 (4.27m x 2.90m)

Wood effect flooring, Upvc window, stairs to first floor.

Kitchen

14'2 x 9'6 (4.32m x 2.90m)

Stunning wall and base units, integrated double oven, hob, extractor fan, dishwasher, stylish sink with mixer tap and drainer, plumbed for washing machine, storage cupboard, wood effect flooring, Upvc window.

Landing

Quality flooring, Upvc window, loft access

Bedroom One

11'1 x 8'5 (3.38m x 2.57m)

Quality flooring, Upvc window, fitted wardrobes, radiator

Bedroom Two

11'0 x 8'5 (3.35m x 2.57m)

Quality flooring, Upvc window, fitted wardrobes, radiator

Bedroom Three

8'0 x 6'3 (2.44m x 1.91m)

Quality flooring, Upvc window, radiator

Shower room

Large walk in shower, wash hand basin, W/C, feature towel radiator, extractor fan, Upvc window.

Externally

To the front Elevation is a easy to maintain block paved forecourt and long driveway which leads to a garage, while to the rear there is a lovely enclosed garden and patio which wraps around the side of the property.

Agents Notes

Council Tax: Durham County Council, Band A

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

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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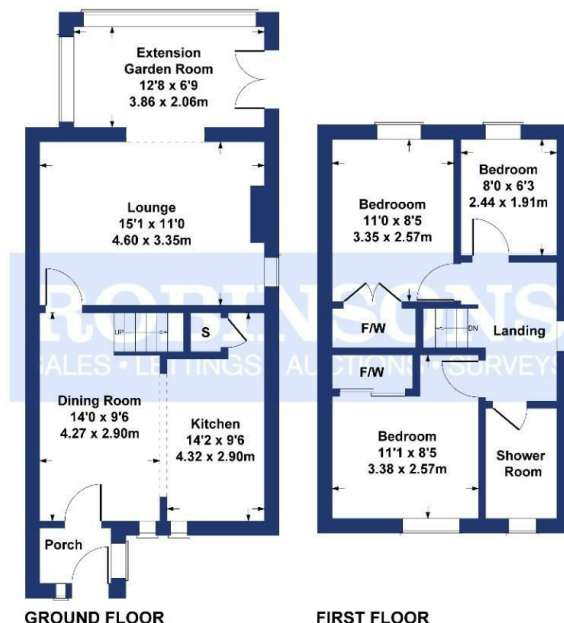
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Caldermere
Approximate Gross Internal Area
927 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. 2026

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	
EU Directive 2002/91/EC	
England & Wales	

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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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