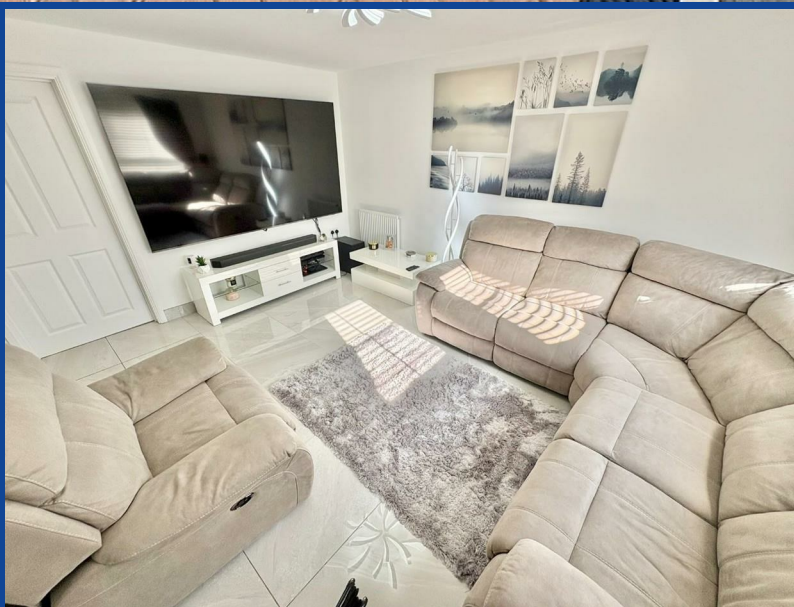
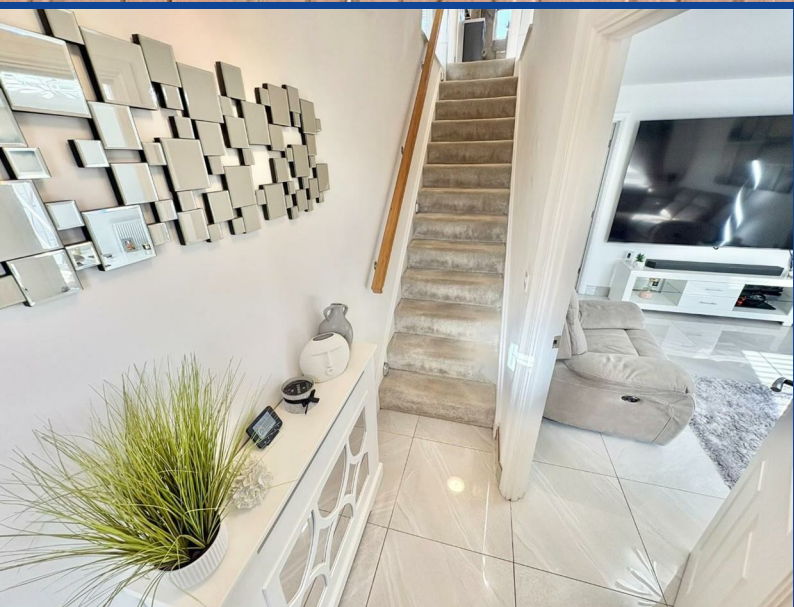




Claude Road, Spennymoor, DL16 7GR  
4 Bed - House - Detached  
Asking Price £250,000

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Robinsons are delighted to present to the market this exceptional four-bedroom detached family home, superbly positioned on the highly regarded Merrington Park development on the outskirts of Spennymoor. Conveniently located within easy reach of the town centre, the property enjoys excellent access to a wide range of shopping, leisure and educational facilities, making it an ideal choice for modern family living. Built by Barratt Homes to the ever-popular Derwent design, this impressive property has been significantly enhanced by the current owners and is presented to an exceptional standard throughout. Offering spacious and versatile accommodation, the home is sure to appeal to a wide variety of purchasers, from growing families to those seeking a stylish, ready-to-move-into home.

A particular highlight is the stunning recently fitted open-plan kitchen and dining area, providing the perfect space for both family life and entertaining, with French doors opening onto the beautifully landscaped rear garden and patio. Further benefits include gas central heating, UPVC double glazing, stylishly appointed bedrooms, an upgraded family bathroom and a master bedroom with en-suite facilities. The well-planned accommodation briefly comprises: welcoming entrance hall, cloakroom/WC, spacious lounge, superb fitted kitchen/dining room with utility area, and to the first floor, four generous bedrooms, with the principal bedroom benefiting from an en-suite shower room, together with a contemporary family bathroom.

Externally, the property occupies an attractive plot with a substantial block-paved driveway providing ample off-road parking for multiple vehicles and access to the integral garage. To the rear is a generous enclosed garden, beautifully landscaped and featuring a paved patio area, ideal for outdoor dining and entertaining.

Early viewing is strongly recommended to fully appreciate the quality, space and superb location of this outstanding family home.

#### Hallway

Tiled stylish flooring, radiator, stairs to first floor.

#### Lounge

14'9 x 11'6 (4.50m x 3.51m)

Stylish tiled flooring, uPVC window, radiator, storage cupboard.

#### Kitchen/diner

17'9 x 10'0 max points (5.41m x 3.05m max points )

Modern grey wall and base units, integrated fridge freezer, oven, hob, extractor fan, dish washer, tiled splash backs, tiled flooring, sink with mixer tap, space for dining room table, uPVC window, French doors leading to the rear garden, radiator, spotlights, under counter lights.

#### Utility room

Wall units, uPVC window, radiator, tiled flooring, integrated washing machine, extractor fan.

#### W/C

W/C, wash hand basin, feature radiator, uPVC window, half tiled with matching tiled flooring.

#### Landing

Quality flooring, radiator, two large storage cupboards, loft access via pull down ladder, owner has informed us that the loft is boarded.

#### Bedroom 1

12'7 x 11'6 (3.84m x 3.51m)

UPVC window, radiator, quality flooring.

#### En-suite

Shower cubicle, wash hand basin, W/C, radiator, extractor fan, tiled splashbacks.

#### Bedroom 2

12'8 x 8'6 max points (3.86m x 2.59m max points )

Quality flooring, radiator, uPVC window.

#### Bedroom 3

10'4 x 8'2 (3.15m x 2.49m )

UPVC window, quality flooring, radiator, fitted wardrobes.

#### Bedroom 4

10'0 x 8'4 (3.05m x 2.54m)

UPVC window, radiator, fitted wardrobe, quality flooring.

#### Bathroom

Stunning suite with free standing bath, W/C, wash hand basin, feature radiator, extractor fan, fully tiled.

#### Externally

To the front elevation is an easy to maintain garden and double driveway, which leads to a single garage. While to the rear, there is a lovely large landscaped garden with patio sitting area, with useful storage shed.

#### 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>

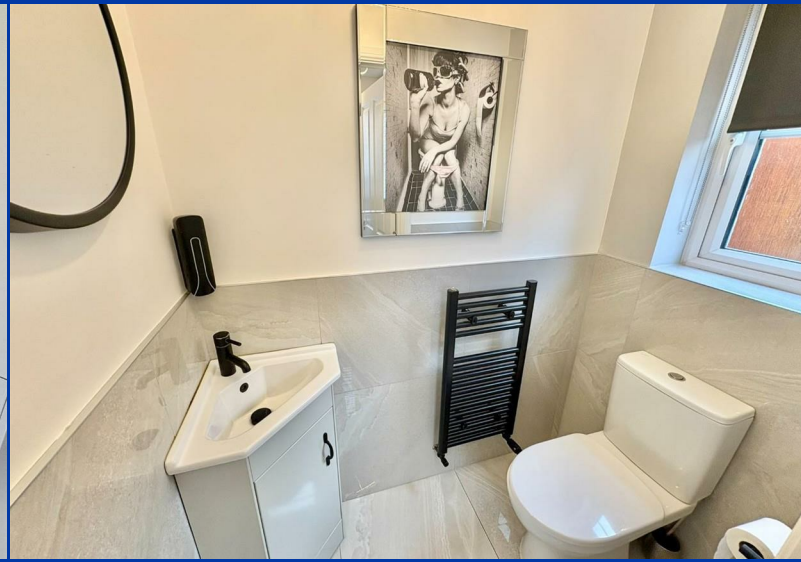
Protected Trees – None known

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 £42 (inc. VAT) per individual purchaser applies for carrying out these checks.

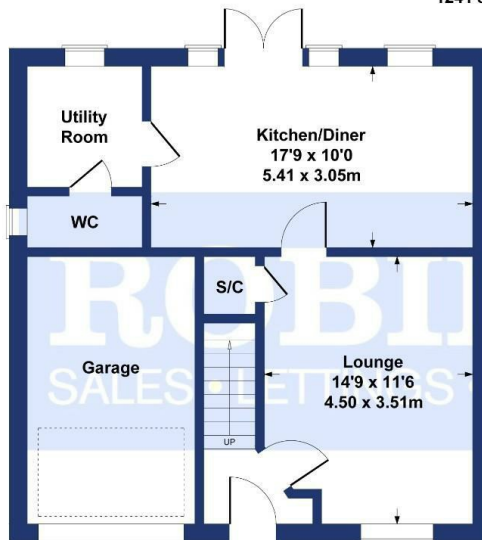


# OUR SERVICES

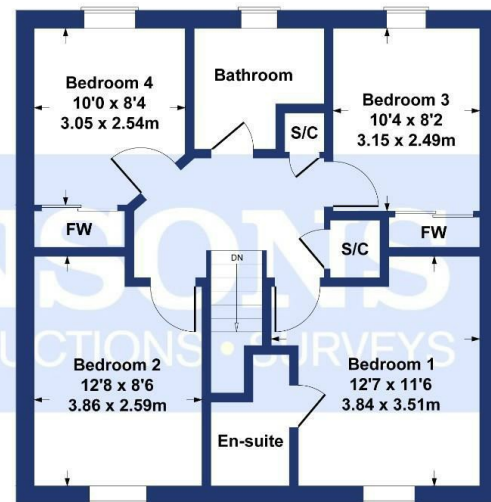
Mortgage Advice  
Conveyancing  
Surveys and EPCs  
Property Auctions  
Lettings and Management  
Strategic Marketing Plan  
Dedicated Property Manager

## Claude Road

Approximate Gross Internal Area  
1241 sq ft - 115 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. 2022

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         | 93        |
| (81-91) <b>B</b>                            | 82      |           |
| (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                     |         |           |

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E: info@robinsonswynyrd.co.uk

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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