



Hewick Road, Spennymoor, DL16 6PF
3 Bed - House - Detached
£245,000

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Hewick Road Spennymoor, DL16 6PF

Robinsons are delighted to offer to the market, this rare opportunity to acquire this delightful and upgraded **THREE BEDROOMED DETACHED FAMILY HOME**, located on the Acorns Development in Durham Gate, which is ideal for the commuter travelling to nearby Durham City, Darlington and Teesside. Local shops, schools and amenities are available just over a mile away in Spennymoor Town Centre. The A19 and A1 are in close proximity providing good road links to other parts of the region. This stunning home has an endless amount of benefits and upgrades throughout, some of its key features are; quality fixtures and fittings throughout, **AMPLE LIVING SPACE**, **BEAUTIFUL MODERN KITCHEN** with upgraded appliances, **SEPARATE DINING ROOM**, **hive heating controls**, **GOOD SIZE REAR SOUTH WEST FACING LANDSCAPED GARDEN** which would be perfect for a growing family, **DRIVEWAY & GARAGE**, **THREE GOOD SIZED BEDROOMS** all having quality fitted wardrobes, **MASTER BEDROOM** with **EN-SUITE** and **DRESSING ROOM**. Properties in this area rarely come to the market, so early internal inspection is advised so you can truly appreciate this stunning property, which is a credit to its current owner.

The floorplan briefly comprises of; **ENTRANCE HALL**, **LARGE LOUNGE** with beautiful feature gas fire and surround, **SEPARATE DINING ROOM** which follows into the good sized **KITCHEN** which has a full range of integrated appliances, useful **UTILITY ROOM** and **GROUND FLOOR W/C**. Whilst to the **FIRST FLOOR**, **THREE GOOD SIZED BEDROOMS**, **MASTER BEDROOM** with **EN-SUITE** facilities, the **STUNNING MODERN FAMILY BATHROOM** is also located to the first floor. Externally, to the front elevation is an easy to maintain **PEBBLED AREA** and **DRIVEWAY** which leads to the **INTEGRAL GARAGE** which has an electric roller shutter door. While to the rear, there is a good sized **GARDEN** which has been landscaped and finished to a high quality. In more detail the accommodation comprises:-

EPC Rating B
Council Tax Band C













Hallway

UPVC window and central heating radiator.

Lounge

16'8 x 10'4 (5.08m x 3.15m)

UPVC window, quality flooring, stunning gas fire and surround, central heating radiator and stairs leading to the first floor.

Dining Room

11'5 x 8'9 (3.48m x 2.67m)

Stylish flooring, central heating radiator and French doors leading to the rear.

Kitchen

9'4 x 8'9 (2.84m x 2.67m)

Fitted with a stunning and modern range of wall and base units, integrated SMEG oven, SMEG hob, SMEG extractor fan, fridge freezer, dishwasher, stainless steel sink unit with mixer tap and drainer, tiled splashbacks, uPVC window, central heating radiator, upgraded spotlights and stylish flooring.

Utility Room

5'4 x 5'3 (1.63m x 1.60m)

Fitted with a range of wall and base units, integrated washing machine, airing cupboard, stylish flooring and central heating radiator.

W/C

W/C, wash hand basin, extractor fan, half tiled, stylish flooring and central heating radiator.

Landing

Quality flooring, loft access, storage cupboard and central heating radiator,

Bedroom One

11'9 x 9'1 max points (3.58m x 2.77m max points)

UPVC window, quality flooring and central heating radiator,

Dressing Room

8'3 x 4'9 (2.51m x 1.45m)

Fitted with a stunning range of high quality wardrobes, central heating radiator and access to the En-suite.

En-suite

Double shower cubicle, wash hand basin, w/c, chrome towel radiator, extractor fan, half tiled and uPVC window.

Bedroom Two

10'2 x 10'3 max points (3.10m x 3.12m max points)

Fitted with a stunning range of high quality wardrobes, stylish flooring, UPVC window and central heating radiator.

Bedroom Three

10'2 x 9'9 max points (3.10m x 2.97m max points)

Fitted with a stunning range of high quality wardrobes, quality flooring, UPVC window and central heating radiator.

Bathroom

6'4 x 6'3 (1.93m x 1.91m)

White panelled bath with rain fall shower over, wash hand basin, w/c, uPVC window, half tiled, extractor fan and chrome towel radiator

Externally

To the front elevation, there is an easy to maintain pebbled area and driveway leading to the garage, which has an electric roller shutter door. To the rear, there is a stunning landscaped garden with patio and decked area, also has the added bonus of outside sockets and a useful storage shed.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultra-fast 9000Mbps *

Mobile Signal/Coverage: EE/O2/Three/Vodafone

Tenure: Freehold

Council Tax: Durham County Council, Band B - Approx. £1,807.80 p.a

Energy Rating: C

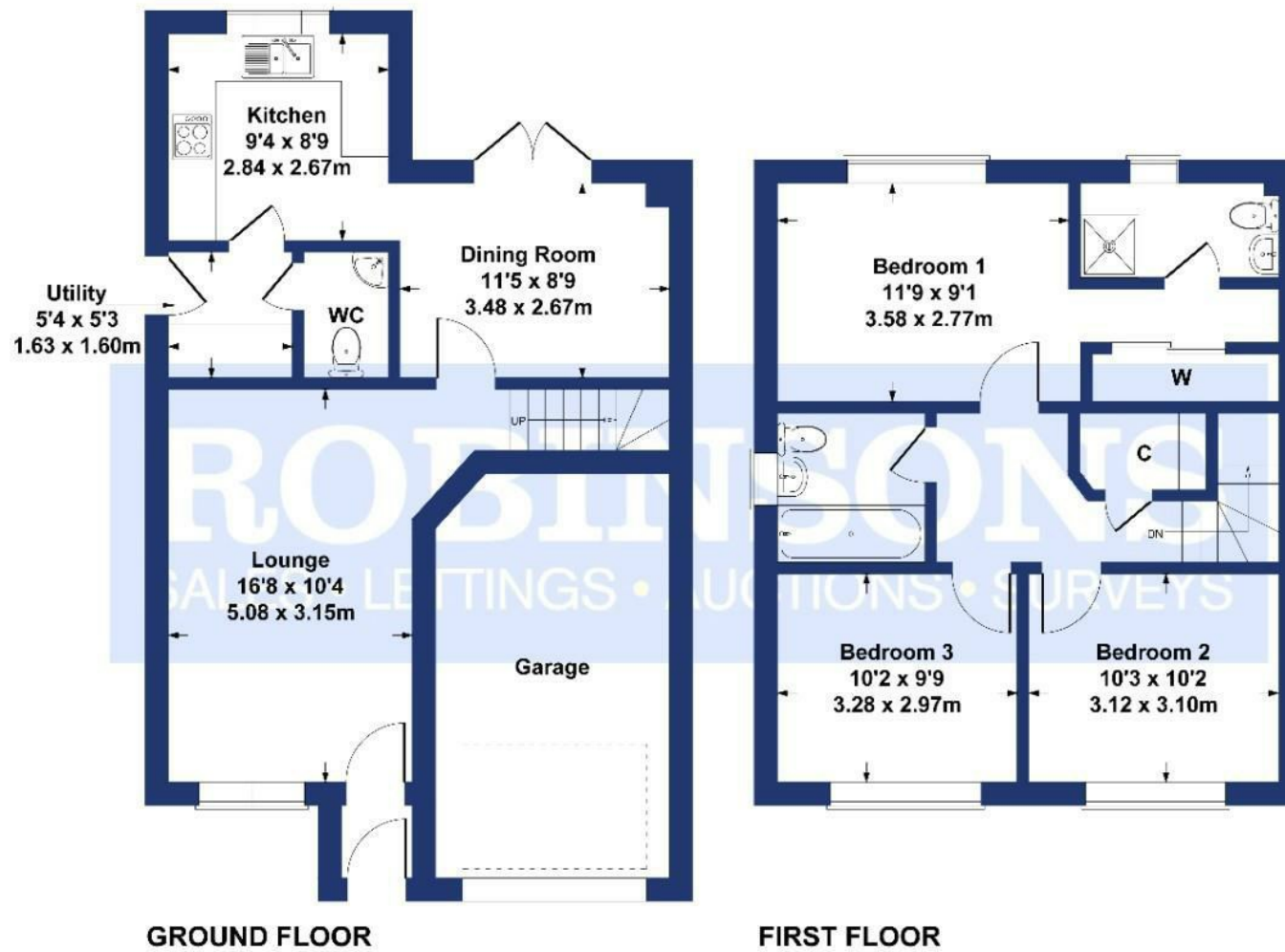
Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons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





Hewick Road

Approximate Gross Internal Area
1196 sq ft - 111 sq m



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		
(82 plus) A		93
(81-81) B	83	
(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

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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