



Windermere, DL16 6UA
4 Bed - House - Detached
£299,995

ROBINSONS
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Windermere , DL16 6UA

Are you Looking for a SPACIOUS FAMILY HOME WHICH HAS A REAL WOW FACTOR

Then do not miss this opportunity to view this STUNNING & HIGH QUALITY FOUR BEDROOM EXTENDED DETACHED PROPERTY which Robinsons are privileged to offer to the market. This beautiful family home is located on the ever popular Greenways Estate less than a ten minute walk to Spennymoor Town centre, local amenities also well placed for commuting purposes being within easy reach of the A19 and A1 which is ideal for the commuter travelling to nearby Durham City, Darlington and Teesside and other parts of the region. This prefect family home has an endless amount of benefits and some of its key features, large rear extension which has credited a high quality and ultra modern, kitchen with central island, dining area, family room and useful utility room/WC, FOUR DOUBLE BEDROOMS, STUNNING Ensuite, ample off road parking, garage, good sized rear garden which would be brilliant for entertaining in the summer months. GIVEN ALL OF THE ABOVE EALRY VIEWING IS ADVISED TO AVOID ANY DISAPPOINTMENT. The property briefly comprises of ENTRANCE PORCH with stylish tiled flooring, HALLWAY, SPACIOUS LOUNGE, high quality open plan kitchen, dining room and family room, the ground floor also benefits from a utility room with WC. To the first floor four large bedrooms with the master having the added bonus of fitted wardrobes and a private ensuite which is second to none and family room. Externally to the front elevation is an easy to maintain garden and driveway which leads to a signal garage, while to the rear of the property there is a good sized garden and raised decked area and to the side of the patio is a stylish patio. AGAIN GIVEN ALL OF THE ABOVE EALRY VIEWING IS ADVISED

EPC Rating E
Council Tax Band D











Entrance Porch

Tiled flooring, uPVC windows, access to hallway.

Entrance Hall

Stylish flooring, radiator, spot lights, stunning staircase leading up to the first floor.

Lounge

16'4 x 11'6 (4.98m x 3.51m)

UPVC window, tastefully decorated, quality flooring, radiators.

Kitchen/Dining room

26'2 x 21'4 (7.98m x 6.50m)

Stylish white and ultra modern wall and base units, integrated double oven, double microwave, hob, extractor fan, whole fridge, whole freezer, dishwasher, wine cooler, stunning worktops with matching splashbacks, stylish sink with mixer tap, uPVC window, radiator, feature radiator. Sitting area and dining area, Velux windows, bifolding uPVC doors overlooking the rear garden and patio.

Utility room/ W/C

9'3 x 6'4 (2.82m x 1.93m)

Modern and high quality wall and base units, Belfast sink with mixer tap, stylish worktops with matching splashbacks, plumbed for washing machine, space for dryer, W/C, uPVC windows, feature towel radiator, spot lights.

Landing

Quality flooring, loft access, spot lights, A/C.

Bedroom 1

14'7 x 9'7 (4.45m x 2.92m)

Quality flooring, uPVC window, radiator, large fitted wardrobe, spotlights.

Bedroom 2

10'9 x 10'7 (3.28m x 3.23m)

UPVC windows, radiator, quality flooring.

En Suite

12'1 x 8'3 (3.68m x 2.51m)

Stunning suite with free standing bath, large walk in shower, W/C, his and hers wash hand basin, uPVC windows, feature radiator, stylish flooring, tiled splashbacks, spotlights.

Bedroom 3

13'1 x 9'9 (3.99m x 2.97m)

Quality flooring, radiator, uPVC window.

Bedroom 4

15'9 x 10'4 (4.80m x 3.15m)

UPVC window, radiator, quality flooring, storage cupboard.

Bathroom

7'6 x 5'6 (2.29m x 1.68m)

White panelled bath with shower over, tiled surround, wash hand basin, W/C, feature radiator, uPVC window, spotlights.

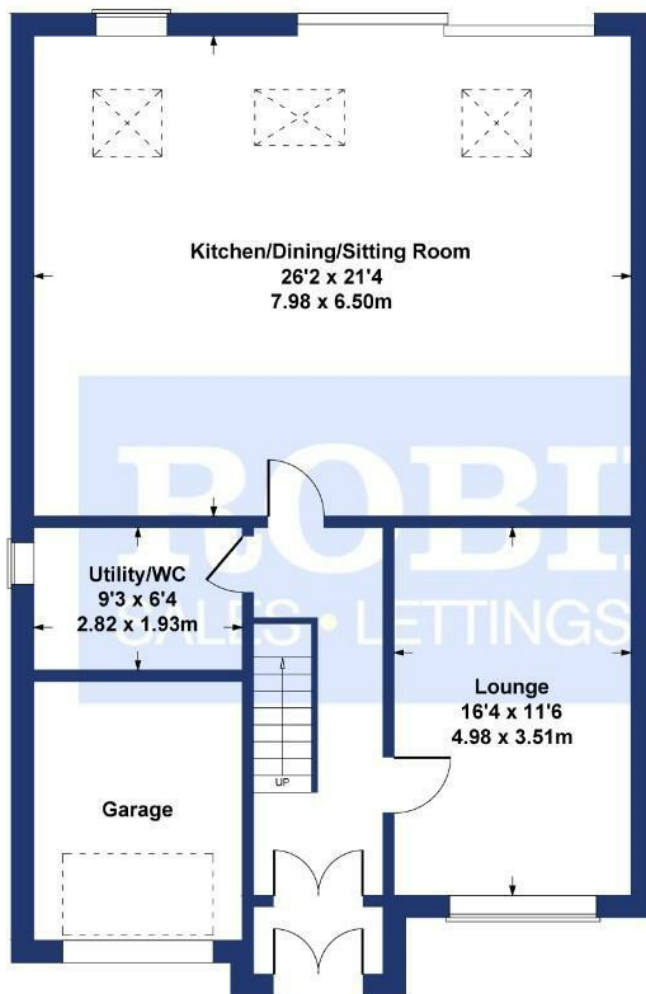
Externally

To the front elevation is a easy to manage garden, large driveway which leads to a single garage. While to the rear there is a lovely well maintained garden which wraps around to the side of the property and decked area.

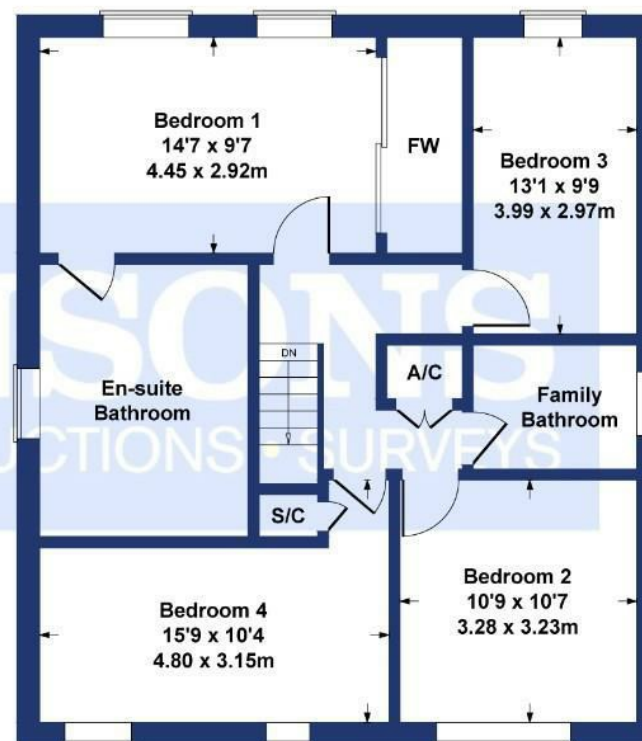


Windermere

Approximate Gross Internal Area
1857 sq ft - 173 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) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	45	
(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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