





Gervaulx Court, Spennymoor, DL16 6YY

3 Bed - House - Detached

£225,000

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Robinsons Estate Agents are delighted to offer to the market this beautifully presented three-bedroom home, pleasantly situated within the highly sought-after Gervaulx Court development in Spennymoor.

Offering spacious and well-planned living accommodation throughout, this attractive property is sure to appeal to a wide range of buyers. Boasting three generously sized bedrooms, well-maintained gardens, a driveway, and garage, the home provides an excellent opportunity for its next owners.

The accommodation briefly comprises a welcoming entrance hallway leading into a bright and comfortable lounge, creating the perfect space for relaxing or entertaining. The lounge flows seamlessly into the dining room, while the well-appointed kitchen benefits from integrated appliances, ample storage units, and generous worktop space. A separate utility room offers additional storage, plumbing for white goods, space for a fridge freezer, and direct access to the rear garden. Completing the ground floor is a convenient cloakroom/WC and a useful under-stairs storage cupboard.

To the first floor are three well-proportioned bedrooms, all featuring built-in storage and large double-glazed windows allowing plenty of natural light to flood through. The family bathroom is fitted with a modern suite comprising a large walk-in shower, separate shower cubicle, WC, and wash hand basin.

Externally, the property enjoys attractive gardens to both the front and rear, providing excellent outdoor space to enjoy. A driveway offers off-street parking and leads to the garage.

Gervaulx Court forms part of a popular residential development within Spennymoor, ideally placed for access to a wide range of local amenities, schools, and transport links. Durham City Centre is approximately seven miles away, while the surrounding area offers a variety of countryside walks and recreational facilities.

Properties within this location are always in high demand, and early viewing is highly recommended.

Hallway
Wood effect flooring, stairs to first floor, storage cupboard.

W/C
W/C, wash hand basin, radiator, fully tiled, spot lights, Upvc window.

Lounge
13'3 x 10'7 + bay (4.04m x 3.23m + bay)
Upvc window, radiator, electric fire and surround.

Dining room
9'7 x 9'3 (2.92m x 2.82m)
Radiator, French doors leading to rear.

Kitchen
11'7 x 9'7 (3.53m x 2.92m)
Well presented wall and base units, integrated oven, hob, extractor fan, plumbed for dishwasher, Blanco sink with mixer tap and drainer, Upvc window, wood effect flooring, radiator, spot lights.

Utility room
7'8 x 7'6 (2.34m x 2.29m)
Well presented wall and base units, space for fridge / freezer, Upvc window, plumbed for washing machine, airing cupboard, spot lights, access to side.

Landing
Loft access, airing cupboard.

Bedroom One
12'7 x 10'5 + robes (3.84m x 3.18m + robes)
Fitted wardrobes, radiator, Upvc window.

Bedroom Two
9'8 x 8'8 + robes (2.95m x 2.64m + robes)
Fitted wardrobes, radiator, Upvc window.

Bedroom Three
8'6 x 8'2 + storage cupboard (2.59m x 2.49m + storage cupboard)
Fitted wardrobe, Upvc window, radiator.

Shower Room
Large walk in shower, wash hand basin, W/C, chrome towel radiator, shower cubicle, Upvc window, spot lights.

Externally
To the front elevation is a easy to maintain garden and block paved driveway which leads to a garage with electric roller shutter door. To the rear there is a good sized south facing garden and patio area.

Agents Notes
Council Tax: Durham County Council, Band C
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 £60 (inc. VAT) per individual purchaser applies for carrying out these checks.











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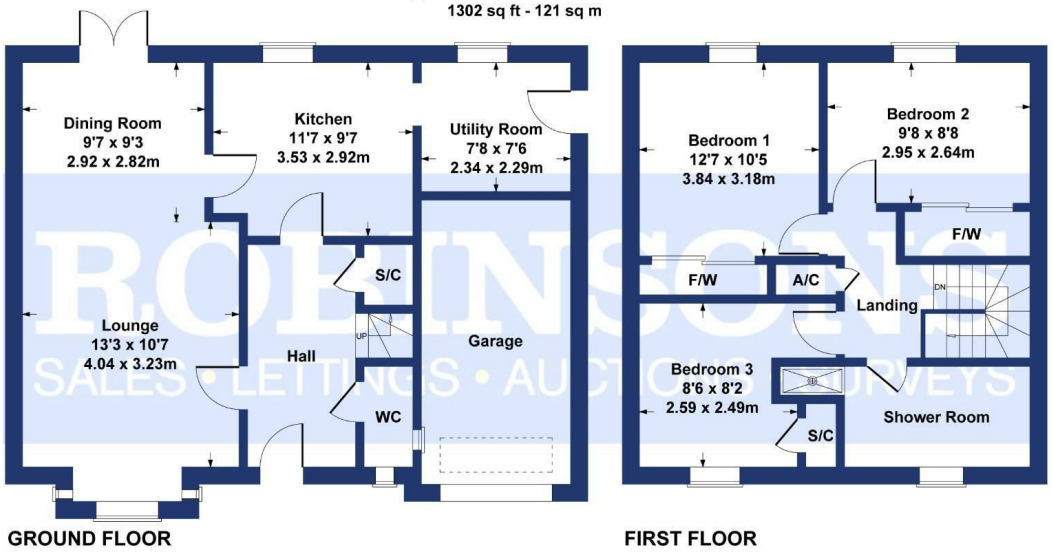
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Gervaulx Court

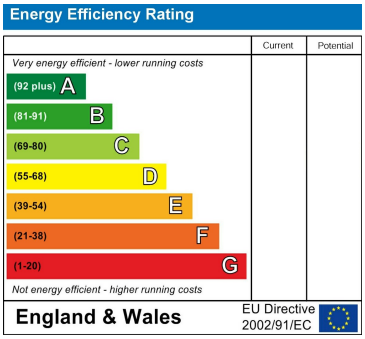
Approximate Gross Internal Area
1302 sq ft - 121 sq m



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. 2026



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RICS

ARLA Association of Residential Letting Agents

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