



Dean Lane, DL16 6PE  
4 Bed - House - Detached  
Offers In Excess Of £400,000

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Robinsons are thrilled to present this exceptional four-bedroom detached town house, located on the prestigious Dean Lane within the charming Durham Gate development. This property is a true testament to quality and style, reflecting the care and attention of its current owners. Conveniently situated just a short drive from Spennymoor town centre, it offers excellent commuting links to both the A1(M) and A19, making it an ideal choice for professionals and families alike.

Upon entering, you are greeted by a spacious hallway that leads to a large lounge, featuring a stunning fire surround and a lovely outlook, perfect for relaxation and entertaining. The superb stylish breakfasting kitchen/dining room is a highlight of the home, providing a wonderful space for family meals and gatherings. This area seamlessly connects to a useful utility room and a convenient ground floor W/C, enhancing the practicality of the layout.

The first floor boasts a generous landing that grants access to the impressive master bedroom, complete with fitted wardrobes and an ensuite bathroom. The three additional bedrooms are all well-proportioned doubles, ensuring ample space for family or guests. Completing this level is an ultra-modern four-piece bathroom, designed with contemporary finishes.

Externally, the property features an easy-to-maintain landscaped garden at the front, alongside a large driveway and a double garage, which benefits from gated access. The rear garden is a private oasis, beautifully enclosed and featuring a lovely patio area, ideal for outdoor entertaining or simply enjoying the tranquil surroundings.

Properties of this size and quality are a rare find in the market, and we highly recommend early viewing to avoid disappointment. This home is not just a place to live; it is a lifestyle choice that offers comfort, elegance, and convenience.

#### Hallway

Quality flooring, storage cupboard, stairs to first floor, nest control.

#### W/C

W/C, wash hand basin, feature radiator, uPVC window, extractor fan, quality flooring, tiled splashbacks.

#### Lounge

16'9 x 12'8 (5.11m x 3.86m)

Stunning fire and surround, quality flooring, radiator, uPVC window.

#### Kitchen/Diner/Family Room

35'7 x 11'2 (10.85m x 3.40m)

Beautiful wall and base units, integrated double oven, gas hob, fridge freezer, dishwasher, wine cooler, Belfast sink with mixer tap, breakfast bar, spotlights, quality flooring, bi-folding doors to the rear, uPVC window, space for dining room table, radiator, silestone worktops with matching splashbacks.

#### Utility Room

11'2 x 6'6 (3.40m x 1.98m)

Wall and base units, plumbed for washing machine, space for dryer, ceramic sink with mixer tap and drainer, uPVC window, quality flooring, access to rear garden and garage, silestone worktops.

#### Landing

Quality flooring, loft access, radiator, uPVC window.

#### Bedroom One

16'8 x 14'4 max points (5.08m x 4.37m max points)

UPVC window, radiator, quality flooring, fitted wardrobes, next heating control.

#### En-Suite

Large walk in shower cubicle, wash hand basin, W/C, tiled splashbacks, feature radiator, uPVC window.

#### Bedroom Two

14'1 x 11'4 max points (4.29m x 3.45m max points)

Quality flooring, radiator, uPVC window with beautiful outlook.

#### Bedroom Three

13'4 x 9'7 (4.06m x 2.92m)

UPVC window, radiator, quality flooring.

#### Bedroom Four

13'4 x 9'6 (4.06m x 2.90m)

UPVC window, quality flooring, radiator.

#### Bathroom

10'0 x 8'0 (3.05m x 2.44m)

Large stunning free standing bath, walk in shower W/C, wash hand basin, uPVC window, feature radiator, tiled flooring, spotlights, extractor fan.

#### Externally

To the front elevation is an easy to maintain garden and large driveway which leads to a double garage. While to the rear, there is a stunning large garden, patio and decked area.

#### Garage

18'6 x 18'7 max points (5.64m x 5.66m max points)

Power and lighting.

#### Agent Notes

Council Tax: Durham County Council, Band F - Approx. £3,691.91

Tenure: Freehold/Leasehold (if leasehold then to include information about the lease)

Property Construction – Standard

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains (not metered)

Sewerage – Mains

Heating – Gas Central Heating

Estimated Mobile phone coverage – Average

Estimated Broadband Download speeds – 10000 Mbps

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, check with seller

Flood risk – Very low

Coastal Erosion – NA

Protected Trees – check with seller

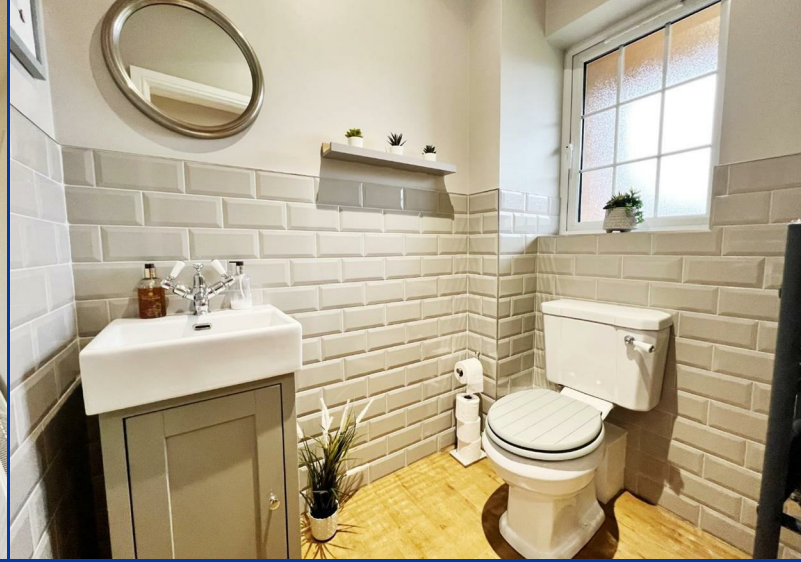
Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.

Accessibility/Adaptations – None that we are aware of

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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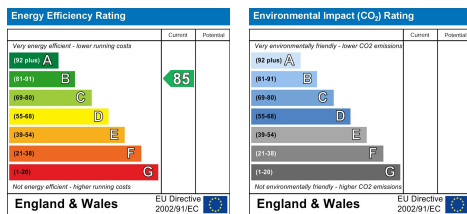
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