



**Castle Close, DL16 6TR**  
**4 Bed - House - Detached**  
**Asking Price £325,000**

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS



Robinsons Estate Agents are delighted to present this beautifully extended four-bedroom detached family home, located on the sought-after residential development known as 'The Coppice' in Spennymoor. This property, built by Bellway Homes, is ideally situated for commuters, with easy access to Durham City, Darlington, and Teesside, making it a perfect choice for those who travel for work or leisure.

Upon entering, you are greeted by a welcoming hallway that leads to a spacious lounge, perfect for relaxation and entertaining. The heart of the home is undoubtedly the large, stunning kitchen, which comes equipped with integrated appliances, seamlessly flowing into a remarkable family room extension. This extension features bi-folding doors that open onto the garden, allowing for a bright and airy atmosphere, complemented by a cosy log-burning stove for those cooler evenings.

The property boasts four generously sized bedrooms, with the master bedroom benefiting from en-suite facilities, ensuring comfort and privacy. The family bathroom is well-appointed, catering to the needs of the household.

Externally, the property offers an easy-to-maintain front garden and a large driveway that provides ample off-road parking, leading to a double garage. The rear garden is a true gem, featuring a beautifully enclosed private space with a patio area, perfect for outdoor gatherings or simply enjoying the tranquil surroundings.

This home is ideal for a variety of purchasers, from first-time buyers to growing families, and we highly recommend an early viewing to fully appreciate all that this property has to offer. Don't miss the opportunity to make this delightful house your new home.

EPC Rating TBC  
Council Tax Band E

#### Hallway

Solid oak flooring, radiator, uPVC window, stairs to first floor, storage cupboard.

#### Lounge

15'2 x 11'2 (4.62m x 3.40m )

UPVC window, feature radiator, solid oak flooring.

#### Kitchen

23'4 x 10'4 (7.11m x 3.15m)

Modern wall and base units, integrated double oven, hob, microwave, fridge freezer, dishwasher, quartz worktops with inset sink with inset sink with mixer tap and drainer, breakfast bar, spotlights, solid oak flooring.

#### Family Room

23'1 x 8'5 (7.04m x 2.57m)

Solid oak flooring, multi-fuel stove and space for dining room table, bi-folding doors to rear, spotlights, velux windows.

#### Utility Room

8'6 x 5'3 (2.59m x 1.60m )

Plumbed for washing machine, radiator, tiled flooring.

#### W/C

W/C, wash hand basin, radiator, extractor fan, tiled flooring.

#### Landing

Airing cupboard, quality flooring, loft access via pull down ladder.

#### Bedroom One

12'2 x 11'6 (3.71m x 3.51m )

Fitted wardrobes, radiator, quality flooring.

#### En-Suite

Shower cubicle, wash hand basin, W/C, hand towel radiator, uPVC window, spotlights, extractor fan.

#### Bedroom Two

14'1 x 8'5 (4.29m x 2.57m )

UPVC window, radiator, quality flooring.

#### Bedroom Three

11'3 x 8'2 (3.43m x 2.49m)

UPVC window with beautiful outlook, radiator.

#### Bedroom Four

8'7 x 8'6 (2.62m x 2.59m )

Fitted wardrobes, radiator, uPVC window with beautiful outlook.

#### Bathroom

White panelled bath with shower over, wash hand basin, W/C, tiled flooring and splashbacks, spotlights, UPVC window, extractor fan, feature radiator.

#### Externally

To the front elevation is an easy to maintain garden and large driveway and double garage. While to the rear there is a beautiful enclosed private garden and patio.

#### Double Garage

17'1 x 16'2 max points (5.21m x 4.93m max points)

Power and lighting, storage above, access to rear of the property and to the utility room.

#### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband:

Mobile Signal:

Tenure: Freehold

Council Tax: Durham County Council, Band E - Approx. £3,123.91 p.a

Energy Rating: TBC

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.







# OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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		

## DURHAM

1-3 Old Elvet

DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

## DURHAM REGIONAL HEAD OFFICE

19A old Elvet

DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

## CHESTER-LE-STREET

45 Front Street

DH3 3BH

T: 0191 387 3000

E: info@robinsonscsls.co.uk

## BISHOP AUCKLAND

120 Newgate Street

DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

## CROOK

Royal Corner

DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

## SPENNYMOOR

11 Cheapside

DL16 6QE

T: 01388 420444

E: info@robinsonsspennymoor.co.uk

## SEDFIELD

3 High Street

TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

## WYNYARD

The Wynd

TS22 5QQ

T: 0174 064 5444

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.



# ROBINSONS

SALES • LETTINGS • AUCTIONS

11 Cheapside, Spennymoor, DL16 6QE | Tel: 01388 420444 | info@robinsonsspennymoor.co.uk  
www.robinsonsestateagents.co.uk