



Dean Lane, Spennymoor, DL16 6PE  
4 Bed - House - Detached  
£325,000

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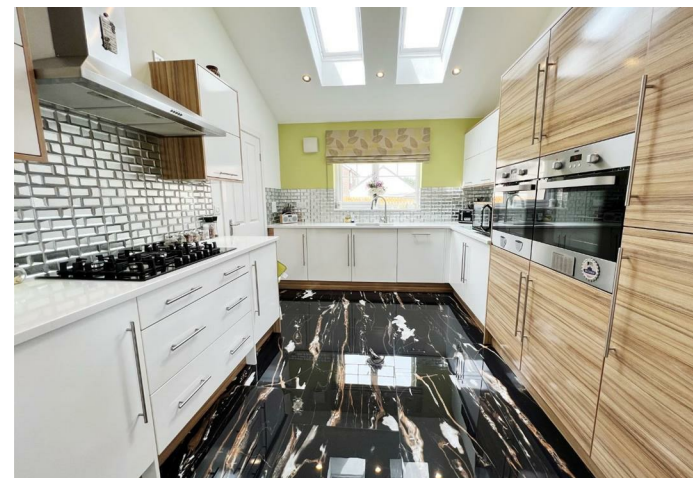
## Dean Lane Spennymoor, DL16 6PE

Robinsons are delighted to offer to the market this WELL PRESENTED & STYLISH FOUR BEDROOMED DETACHED TOWN HOUSE, which is a credit to its current owners for its class throughout. Situated on the prestigious Dean Lane within the beautiful Durham Gate development and is only a short drive to Spennymoor town centre. Built by Yuill homes to the Ripley design, the property offers superb spacious and adaptable family living space. This impeccable residence has easy access to all of the local amenities offered in & around Spennymoor. The property is within excellent commuting distance to both the A1(M) / A19 & benefits further from STUNNING KITCHEN/ DINING ROOM, THREE BATHROOMS, AMPLE LIVING SPACE, FOUR DOUBLE BEDROOMS, unique tiled flooring following from the hallway through the kitchen to the utility, GAS CENTRAL HEATING, UPVC DOUBLE GLAZING, LARGE DRIVEWAY, DOUBLE GARAGE and BEAUTIFUL LANDSCAPED REAR GARDEN. Given all of the above, early viewings are advised to fully appreciate all of which this stunning family home has to offer.

The floorplan briefly comprises of:- SPACIOUS HALLWAY, which leads to a DOUBLE ASPECT LOUNGE with French doors leading onto the rear garden, SUPERB STYLISH BREAKFASTING KITCHEN/DINING ROOM which leads to the USEFUL UTILITY ROOM and W/C. To the first floor, the MASTER BEDROOM which has the added bonus of fitted wardrobes and FULL EN-SUITE with bath and shower cubicle, the SECOND BEDROOM is located on the first floor which also has EN-SUITE FACILITIES. To the second floor is the further TWO DOUBLE BEDROOMS and FAMILY BATHROOM. Externally to the front elevation is a NICE SIZED GARDEN and LARGE DRIVEWAY, which leads to the DOUBLE DETACHED GARAGE. While to the rear, there is a LANDSCAPED GARDEN and PATIO AREA which would be fantastic in the summer months for entertaining. Properties of this size and quality rarely come to the market, so we advise early viewing to avoid any disappointment.

EPC Rating: B

Council Tax Band: F



















#### **Entrance Hallway**

Beautiful tiled flooring, central heating radiator, large storage cupboard and staircase leading to the first floor.

#### **Lounge**

19'1x11'2 (5.82mx3.40m)

With quality flooring, gas fire with surround, upvc window and french doors leading to rear garden.

#### **Kitchen/Dining Room**

29'1x9'9 (8.86mx2.97m)

Fitted with a stylish range of wall and base units, Quartz work surfaces, stylish sink unit with mixer tap, beautiful tiled splash backs, integrated double oven, hob, extractor fan, dishwasher, fridge freezer, beautiful tiled flooring, space for dining room table, spot lights to ceiling and velux window.

#### **Utility**

Fitted with a range of wall and base units, plumbing for an automatic washing machine, stainless steel sink unit with mixer tap and drainer, tiled flooring, extractor fan and upvc window.

#### **Downstairs WC**

Wash hand basin, low level wc, extractor fan, tiled flooring and central heating radiator.

#### **First Floor**

#### **Landing**

Spot lights to ceiling, central heating radiator, access to bedroom 1 and 2, staircase leading to second floor.

#### **Bedroom 1**

16'4x11'3 (4.98mx3.43m)

With a range of fitted wardrobes, central heating radiator and upvc window.

#### **En-Suite**

11'5x7'5 (3.48mx2.26m)

Whirlpool bath with tiled surround, double shower cubicle, wash hand basin, low level wc, central heating radiator and upvc window.

#### **Bedroom 2**

11'1x10'2 (3.38mx3.10m)

With a range of fitted wardrobes, central heating radiator and upvc window.

#### **En-Suite**

With double shower cubicle, wash hand basin, low level wc, airing cupboard, central heating radiator and upvc window.

#### **Second Floor**

#### **Landing**

With velux window, access to bedroom 3, 4 and family bathroom.

#### **Bedroom 3**

14'9x10'4 (4.50mx3.15m)

With central heating radiator and upvc window.

#### **Bedroom 4**

14'9x9'7 (4.50mx2.92m)

With central heating radiator and upvc window.

#### **Family Bathroom**

7'8x5'5 (2.34mx1.65m)

Modern three piece suite comprising Whirlpool bath, wash hand basin, wc, half tiled walls, central heating radiator and velux window.

#### **Externally**

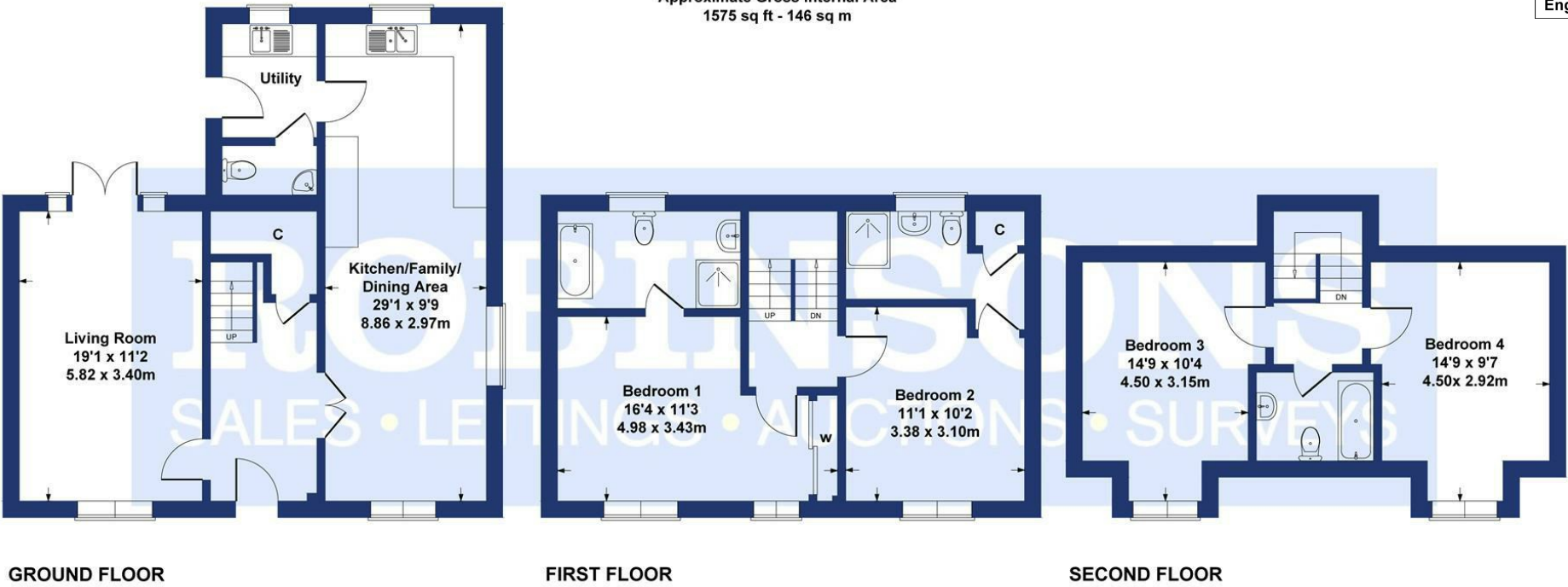
To the front of the property is an easy to maintain garden along with a large driveway which leads to the double garage. To the rear there is a stunning landscaped garden which will take little maintaining.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

# Dean Lane Spennymoor

Approximate Gross Internal Area  
1575 sq ft - 146 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. 2022

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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