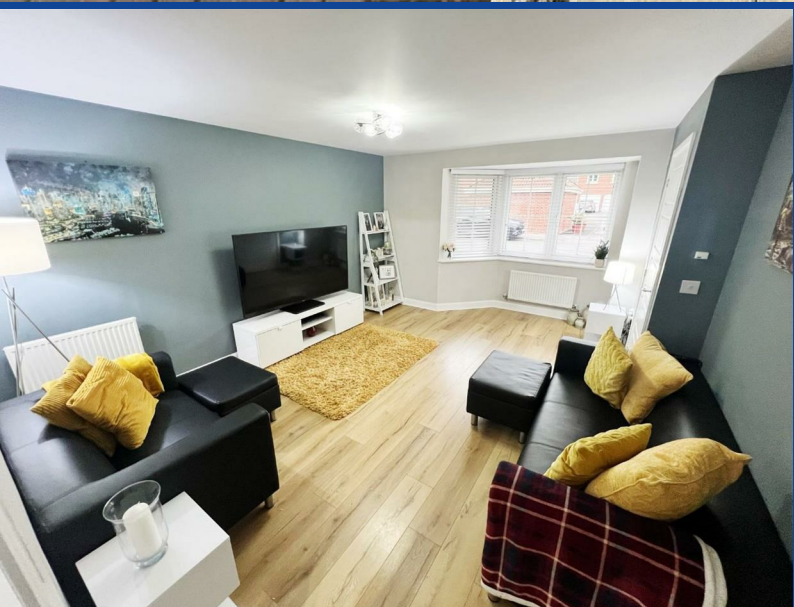




Morgan Drive, Whitworth Park, DL16 7QF
4 Bed - House - Detached
£279,950

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Superbly positioned on this popular residential development built by Barratt Homes, this IMMACULATE FOUR DOUBLE BEDROOMED DETACHED FAMILY HOME. This property would suit a variety of purchasers including the GROWING FAMILY and viewing is essential to appreciate the accommodation on offer. The property benefits from UPVC DOUBLE GLAZING, GAS CENTRAL HEATING, STYLISH KITCHEN, MODERN BATHROOM, WELL PRESENTED GARDENS and OFF-ROAD PARKING. Burton Woods is ideally located for the commuter travelling to nearby Durham City, Darlington and Teesside and also conveniently located for Spennymoor Town centre, local shops, schools and amenities.

The property briefly comprises of; ENTRANCE HALL, spacious LOUNGE, ATTRACTIVE SPACIOUS KITCHEN/ DINING ROOM leading to REAR GARDENS, USEFUL UTILITY ROOM, CLOAKROOM/WC. Whilst to the first floor, FOUR well-proportioned BEDROOMS, MASTER with EN-SUITE and FAMILY BATHROOM. Externally to the front elevation is an easy to maintain garden, BLOCK PAVED DRIVEWAY leading to a garage and to the rear is an ATTRACTIVE REAR GARDEN & PATIO AREA. In more detail the accommodation comprises of;

EPC Rating C
Council Tax Band D

Hallway

Wood effect flooring, radiator, stairs to the first floor.

Lounge

17'7 x 12'5 max points (5.36m x 3.78m max points)

Wood effect flooring, storage cupboard, uPVC bay window, radiator.

Kitchen/Diner

18'11 x 15'6 max points (5.77m x 4.72m max points)

Stunning wall and base units, integrated oven, hob, dishwasher, space for fridge freezer, space for dining room table, breakfast bar, stainless steel sink with mixer tap and drainer, uPVC window, radiator, French doors leading to the rear, tiled splashbacks.

Utility Room

7'3 x 5'1 (2.21m x 1.55m)

Base units, plumbed for washing machine, radiator.

W/C

W/C, wash hand basin, radiator, uPVC window.

Landing

Airing cupboard, large storage cupboard, loft access.

Bedroom One

13'6 x 12'4 max points (4.11m x 3.76m max points)

UPVC window, radiator.

En-suite

Double shower cubicle, wash hand basin, w/c, hand towel rail.

Bedroom Two

13'6 x 12'4 max points (4.11m x 3.76m max points)

UPVC window, radiator.

Bedroom Three

12'3 x 8'8 (3.73m x 2.64m)

UPVC window, radiator.

Bedroom Four

11'2 x 8'8 (3.40m x 2.64m)

UPVC window, radiator.

Bathroom

White panelled bath with tiled surround, w/c, wash hand basin, uPVC window, radiator, extractor fan.

Externally

To the front elevation, there is an easy to maintain garden and driveway leading to a garage. While to the rear, there is a good sized well presented and easy to maintain garden and patio.

Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultra-fast 9000Mbps

Mobile Signal/Coverage: Average

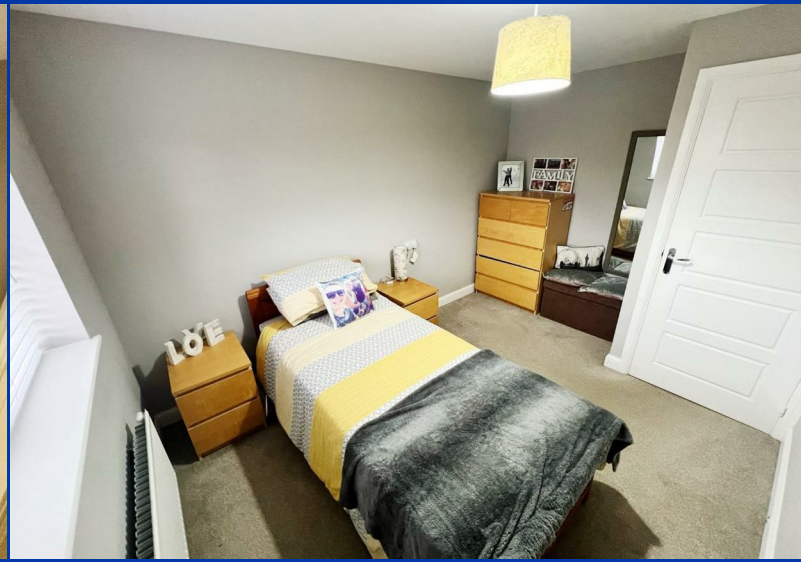
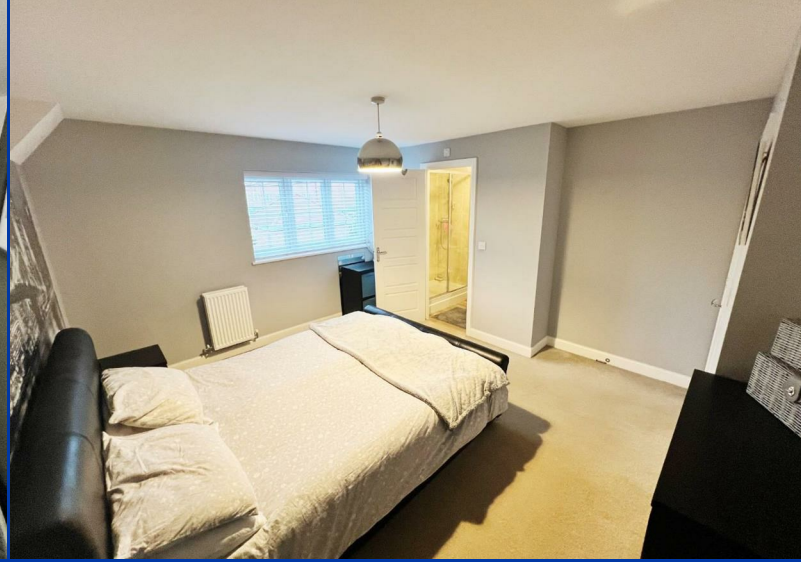
Tenure: Freehold

Council Tax: Durham County Council, Band D - Approx.

£2,441.82 p.a

Energy Rating: C

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.



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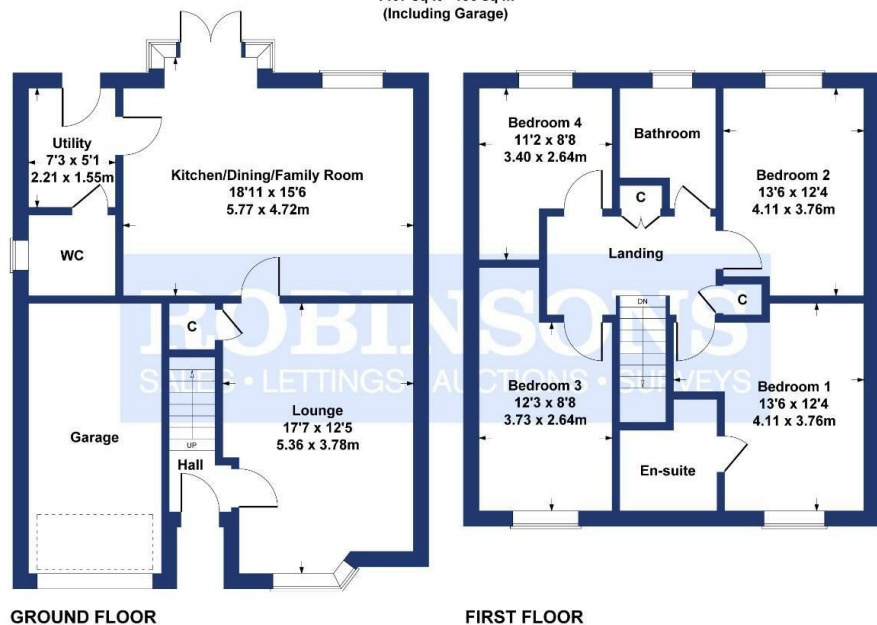
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Morgan Drive

Approximate Gross Internal Area
1467 sq ft - 136 sq m
(Including Garage)



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. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(48-54)	E		
(35-47)	F		
(1-34)	G		
Not energy efficient - higher running costs			
England & Wales		80	91
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(48-54)	E		
(35-47)	F		
(1-34)	G		
Not environmentally friendly - higher CO ₂ emissions			
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@robinsonscs.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
DH16 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@wynyardfineandcountry.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.

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