



Lavender Crescent, Spennymoor, DL16 7BZ  
4 Bed - House - Detached  
Offers Over £215,000

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Robinsons are delighted to present this spacious and beautifully maintained four-bedroom detached home, located in the highly sought-after Moorcroft development on Lavender Crescent, Spennymoor. Perfect for families, this impressive property offers a superb blend of comfort, practicality, and modern living. Viewing is strongly recommended to fully appreciate everything it has to offer.

The ground floor features three generous reception rooms, including a welcoming lounge, a versatile study, and a dining room ideal for family meals and entertaining. The attractive kitchen/breakfast room is designed with both style and function in mind, flowing effortlessly into the dining area and provides a lovely outlook over the rear garden.

Upstairs, the home continues to impress with four well-proportioned bedrooms. The master bedroom benefits from its own en-suite bathroom, providing a private retreat, while the additional bedrooms are served by well-presented family facilities.

Further highlights include a garage, driveway parking, gas central heating, and UPVC double glazing throughout, ensuring comfort and energy efficiency all year round.

Positioned just a short distance from Spennymoor town centre, residents can enjoy convenient access to local shops, schools, and a range of everyday amenities. This outstanding home represents an excellent opportunity for those seeking a spacious, well-appointed property within a friendly and well-connected community. Don't miss the chance to make this beautiful house your next family home.

EPC Rating C  
Council Tax Band D

#### Hallway

Radiator, stairs to first floor.

#### W/C

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

#### Lounge

10'8 x 16'3 (3.25m x 4.95m)

Electric fire and surround, uPVC bay window, radiator.

#### Study

8'1 x 9'12 (2.46m x 2.74m )

UPVC window, radiator.

#### Dining Room

10'8 x 9'7 (3.25m x 2.92m)

UPVC window, radiator.

#### Kitchen

Wall and base units, integrated oven, hob, extractor fan, plumbed for dishwasher, stainless steel sink with mixer tap and drainer, space for fridge freezer, radiator, uPVC window, French doors leading to rear, tiled splashbacks, storage cupboard.

#### Utility Room

8'1 x 6'0

Wall and base units, plumbed for washing machine, stainless steel sink with mixer tap and drainer, tiled splashbacks, radiator, side access.

#### Landing

Radiator, loft access.

#### Bedroom One

10'11 x 15'6 (3.33m x 4.72m )

Radiator, Juliet balcony with French doors.

#### Ensuite

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

#### Bedroom Two

8'9 x 10'4 (2.67m x 3.15m)

UPVC window, radiator, access to jack and jill en-suite.

#### Jack & Jill En-Suite

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

#### Bedroom Three

9'9 x 10'6 (2.97m x 3.20m )

Radiator, uPVC window.

#### Bedroom Four

9'3 x 9'11 (2.82m x 3.02m)

UPVC window, radiator,

#### Bathroom

6'9 x 6'3 (2.06m x 1.91m)

White panelled bath, W/C, wash hand basin, radiator, uPVC window, spotlights, tiled splashbacks, extractor fan.

#### Externally

To the front elevation is an easy to maintain garden which overlooks a pleasant green. While to the rear, there is a good sized garden and patio which is also private. The rear also gives access to the driveway and garage.

#### Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultra-fast 10000Mbps \*

Mobile Signal/Coverage: Good

Tenure: Freehold

Council Tax: Durham County Council, Band D - Approx. £2,555.93 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.

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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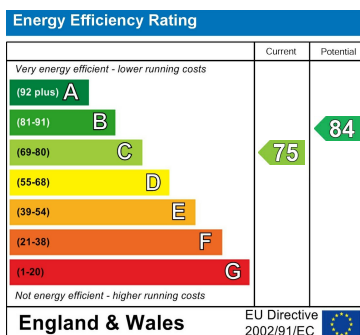
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