



Rokeby Way, DL16 7FB
4 Bed - House - Detached
£285,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

An absolute credit to its current owners; we are delighted to offer to the market this stunning detached house with four bedrooms situated pleasantly within the popular, family orientated area of Rokeby Way, Burton Woods. This immaculate residence would be the perfect purchase for the family & has been exceptionally well maintained, oozing style & personality throughout. Having easy access to all of the local amenities that Spennymoor itself has to offer, this deceptively spacious home is also within excellent commuting distance to all major road networks & bus routes & benefits further from gas central heating & double glazing.

This inviting property briefly comprises: entrance hallway, stairs to the first floor, spacious lounge with bay window to front elevation, a beautiful kitchen / dining area flooded with natural light & boasting a range of modern wall & base units with access to the enclosed rear garden, utility room and a cleverly converted playroom. The first floor landing gives access to the bedrooms (the master bedroom having its own en-suite shower room) & a family bathroom with three piece suite. The first floor also gives access to a loft which has recently been boarded. Externally, this well proportioned dwelling enjoys a good sized, enclosed, South-West facing garden to the rear which is largely laid to lawn, whilst to the front there is an easy to maintain garden & ample driveway parking. The property also includes solar panels. We highly encourage thorough internal inspection in order to fully appreciate the style, standard, quality, layout & size of this impressive home for sale.

EPC Rating A
Council Tax Band

Hallway
Radiator, stairs to first floor.

Lounge
16'6 x 12'3 max points (5.03m x 3.73m max points)
Quality flooring, uPVC window, radiator, storage cupboard.

Kitchen/Diner
19'0 x 15'5 max points (5.79m x 4.70m max points)
Modern wall and base units, integrated oven, hob, extractor fan, fridge freezer, dishwasher, stainless steel sink with mixer tap, tiled splashbacks, uPVC window, stylish flooring, radiators, french doors leading to rear, space for dining room table.

Utility Room
7'3 x 5'1 (2.21m x 1.55m)
Base units, plumbed for washing machine, radiator, access to rear, stylish flooring.

W/C
W/C, wash hand basin, tiled splashbacks, uPVC window, stylish flooring.

Playroom

16'9 x 8'2 (5.11m x 2.49m)

Quality flooring, feature radiator, uPVC window.

Landing

Quality flooring, feature radiator, uPVC window.

Bedroom One

12'3 x 12'1 max points (3.73m x 3.68m max points)

Fitted wardrobes, radiator, uPVC window, quality flooring.

En-suite

Double shower cubicle, wash hand basin, W/C, chrome towel radiator, extractor fan.

Bedroom Two

10'4 x 9'1 (3.15m x 2.77m)

UPVC window, quality flooring, radiator, fitted wardrobes.

Bedroom Three

11'1 x 8'7 max points (3.38m x 2.62m max points)

UPVC window, radiator, quality flooring.

Bedroom Four

10'5 x 8'7 (3.18m x 2.62m)

Fitted wardrobes, radiator, uPVC window, quality flooring.

Bathroom

Panelled bath, wash hand basin, W/C, uPVC window, tiled splashbacks, extractor fan.

Externally

To the front elevation there is an easy to maintain garden and double driveway with an electric charging point. While to the rear, there is a lovely enclosed garden and patio which wrap around both sides of the property.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Ultra-fast 9000Mbps *

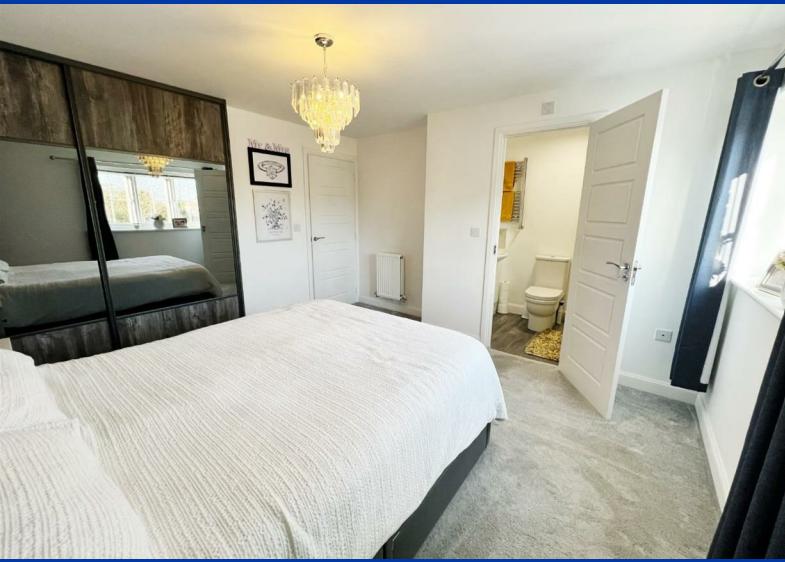
Mobile Signal/Coverage:

Tenure: Freehold

Council Tax: Durham County Council, Band D- Approx. £2,441.82 p.a

Energy Rating: A

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

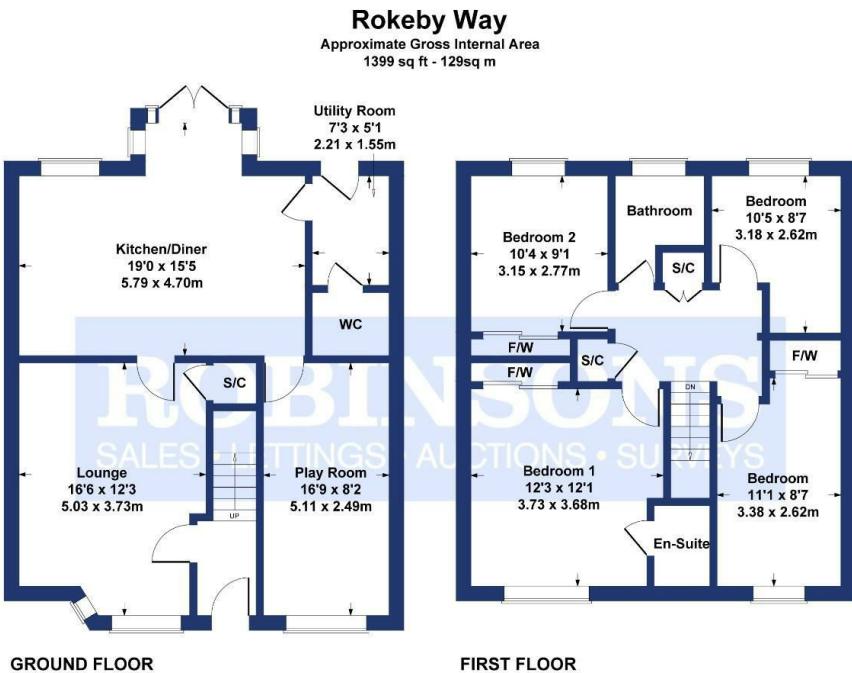
Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

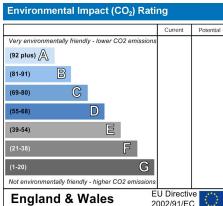
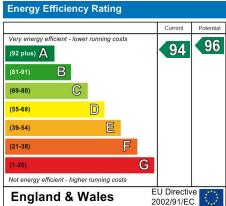


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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. 2025

Energy Efficiency Rating



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
DH16 6QE
T: 01388 420444
E: info@robinsonsspennymoor.co.uk

SEDGEFIELD

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.

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