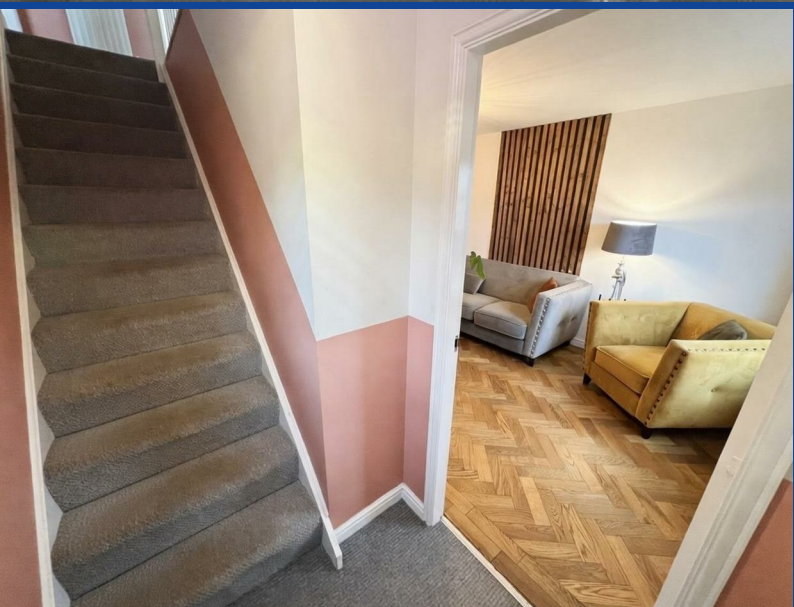




Maxey Drive, Middlestone Moor, DL16 7GT
3 Bed - House - Detached
£185,000

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Nestled in the sought-after area of Maxey Drive, Middlestone Moor, this attractive detached home—built by Gleeson Homes in 2022—is now available for sale. Complete with the reassurance of a 10-year builders warranty, it offers an ideal opportunity for families searching for a modern, comfortable home within a thriving community.

Upon entry, you are greeted by a welcoming vestibule that leads into a spacious living room, perfect for relaxing or hosting family gatherings. The stylish kitchen diner features contemporary matt grey units, generous storage, integrated appliances, and space for additional free-standing items. A convenient cloakroom with WC completes the ground floor accommodation.

To the first floor are three well-proportioned bedrooms, including two generous doubles and a good-sized single. The master bedroom enjoys the added luxury of an ensuite shower room, creating a private and comfortable retreat. A modern family bathroom serves the remaining bedrooms.

Externally, the property boasts a driveway offering ample parking, alongside a garage that provides valuable storage. The rear garden has been designed with family living in mind—mainly laid to lawn with a generous patio area, ideal for outdoor dining, entertaining, or catching the sun.

Positioned on the outskirts of Spennymoor, the development benefits from excellent access to shops, eateries, and essential amenities. It is also a dog-friendly area with several walking routes close by. Families will appreciate the proximity to well-regarded primary schools—including Middlestone Moor Academy, Rosa Street, Ox Close, and St Charles—all rated “Good” by Ofsted.

This delightful home perfectly blends modern living with the charm of a welcoming community, presenting a superb opportunity for those looking to settle in a vibrant and convenient location.

Hallway

Radiator, Stairs to 1st floor

Lounge

15'1" x 9'6" (4.60 x 2.90)

Solid oak flooring, Radiator, UPVC windows

Kitchen

13'1" x 7'2" (4.00 x 2.20)

Modern units, integrated oven, Hob, Extractor fan, Stainless steel sink with mixer tap, tiled splash backs, UPVC windows, Space for Fridge Freezer, Plumbing for washing machine, space for dining room, panel floor leading to rear

Storage cupboard former W/C

Wash hand basin, plumbing for a W/C

Landing

Loft access, Radiator

Bedroom 1

12'5" x 9'2" (3.80 x 2.80)

UOVC windows, radiator

Ensuite

Shower, Wash hand basin, radiator, Resin flooring, extractor fan

Bedroom 2

13'1" x 10'9" (4.00 x 3.30)

UPVC window, radiator

Bedroom 3

10'5" x 7'2" (3.20 x 2.20)

UPVC window, Radiator

Bathroom

5'10" x 5'10" (1.80 x 1.80)

White panelled bath, wash hand basin, tiled splash back, radiator, UPVC window, extractor fan

Externally

To the front elevation is a large pebbled garden which can be used as a driveway, the front also benefits from a driveway and garage.

To the rear there is a good sized enclosed garden & patio.

agent notes

Council Tax: Durham County Council, Band C

Tenure: Freehold

Property Construction – Standard

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Electricity supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Gas Central Heating

Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – no

Probate –NA

Rights & Easements – None known

Flood risk – refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – None known

Planning Permission – Nothing in the local area to affect this property that we are aware of. Accessibility/Adaptations – stair access only, no lift

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. 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 before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

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.

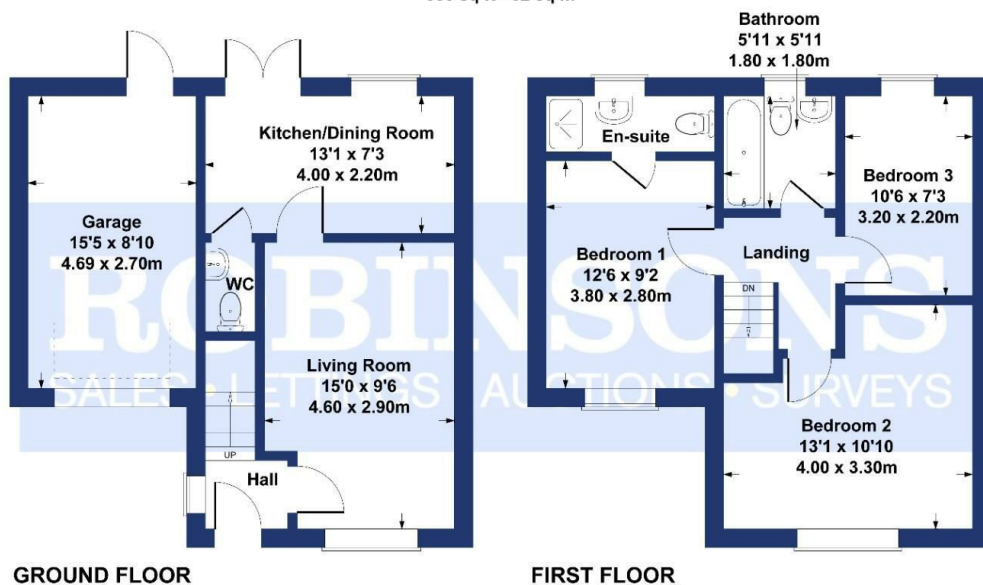


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Maxey Drive Middlestone Moor, Spennymoor, DL16 7GT

Approximate Gross Internal Area
883 sq ft - 82 sq m



GROUND FLOOR

FIRST FLOOR

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. 2026

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(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		

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