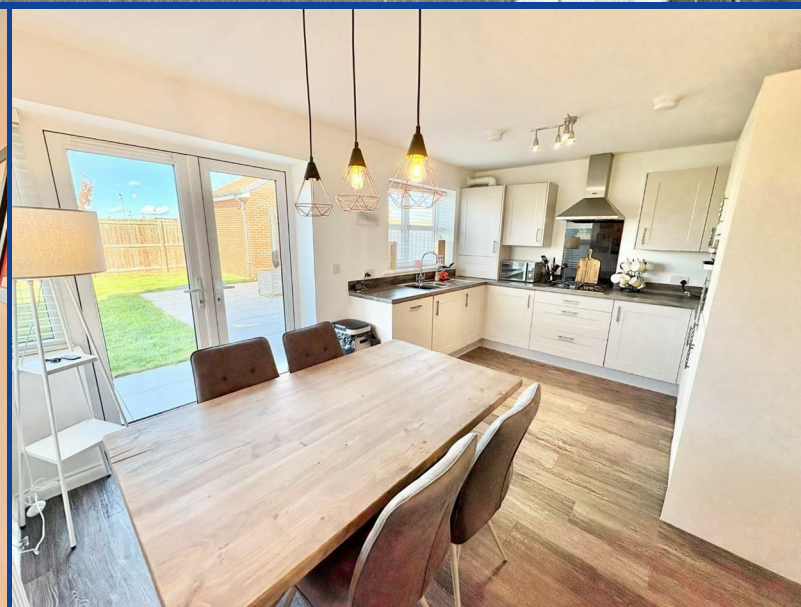




**Tolmie Close, Spennymoor, DL16 6PG**  
**3 Bed - House - Detached**  
**Asking Price £239,950**

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS

Robinsons are delighted to bring to the market this rare opportunity to acquire a beautifully presented three-bedroom detached family home, situated on the highly sought-after Acorns Development, close to the popular DurhamGate area. Ideally positioned for commuters, the property offers excellent access to Durham City, Darlington and Teesside, while Spennymoor Town Centre, with its range of shops, schools and local amenities, is just over a mile away. The A1(M) and A19 are also within easy reach, providing superb transport links throughout the region.

This impressive family home offers spacious and well-appointed accommodation throughout. Standout features include a generous lounge, a stylish and modern kitchen/dining room, a useful utility room, and a large enclosed rear garden that is perfect for growing families and outdoor entertaining. Further benefits include a driveway providing off-road parking, a garage, and three well-proportioned bedrooms, with the principal bedroom enjoying its own en-suite facilities. Properties of this calibre and location are rarely available, and we strongly recommend an early viewing to fully appreciate everything this exceptional home has to offer.

The accommodation briefly comprises: welcoming entrance hall, cloakroom/WC, spacious lounge, modern kitchen/dining room with integrated cooking facilities, fridge freezer and dishwasher, along with a practical utility room. To the first floor are three good-sized bedrooms, the principal bedroom benefiting from fitted mirrored wardrobes and an en-suite shower room, together with a contemporary family bathroom.

Externally, the property enjoys well-maintained gardens to both the front and rear. A driveway providing off-road parking for two vehicles leads to the single garage.

EPC Rating: B  
Council Tax Band: D

#### Hallway

Quality flooring, radiator, stairs to first floor

#### Lounge

16'6 x 10'2 (5.03m x 3.10m)

Upvc bay window, radiator, quality flooring, electric fire and surround

#### W/C

Wash hand basin, w/c, radiator, extractor fan, tiled splashbacks

#### Kitchen/Diner

16'5 x 15'2 (5.00m x 4.62m)

Stunning wall & base units, integrated oven, hob, extractor fan, fridge freezer, dishwasher, stainless steel sink with mixer tap and drainer, space for dining table, quality flooring, radiator, storage cupboard, French doors leading to rear

#### Utility

Wall & base units, plumbing for automatic washing machine, space for tumble dryer, quality flooring and radiator

#### Landing

Upvc window, radiator, storage cupboards x 2

#### Bedroom One

18'2 x 10'2 (5.54m x 3.10m)

Quality flooring, upvc window, radiator, space for wardrobes

#### En-suite

Shower cubicle, wash hand basin, w/c, tiled splash backs, Upvc window, extractor fan, radiator

#### Bedroom Two

14'3 x 10'9 (4.34m x 3.28m)

Upvc window, radiator and quality flooring

#### Bedroom Three

11'6 x 8'7 (3.51m x 2.62m)

Upvc window, radiator and quality flooring

#### Bathroom

White panelled bath with shower over, wash hand basin, w/c, upvc window, radiator, tiled splashbacks

#### Externally

To the front elevation is an easy to maintain garden and double driveway which leads to a garage. Whilst to the rear there is a beautiful large enclosed garden and patio

#### Agents Notes

Council Tax: Durham County Council, Band D

Property Construction – Non Standard - 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 £50.00 + VAT (£60.00 including VAT) per individual purchaser applies for carrying out these checks.



# OUR SERVICES

Mortgage Advice

Conveyancing

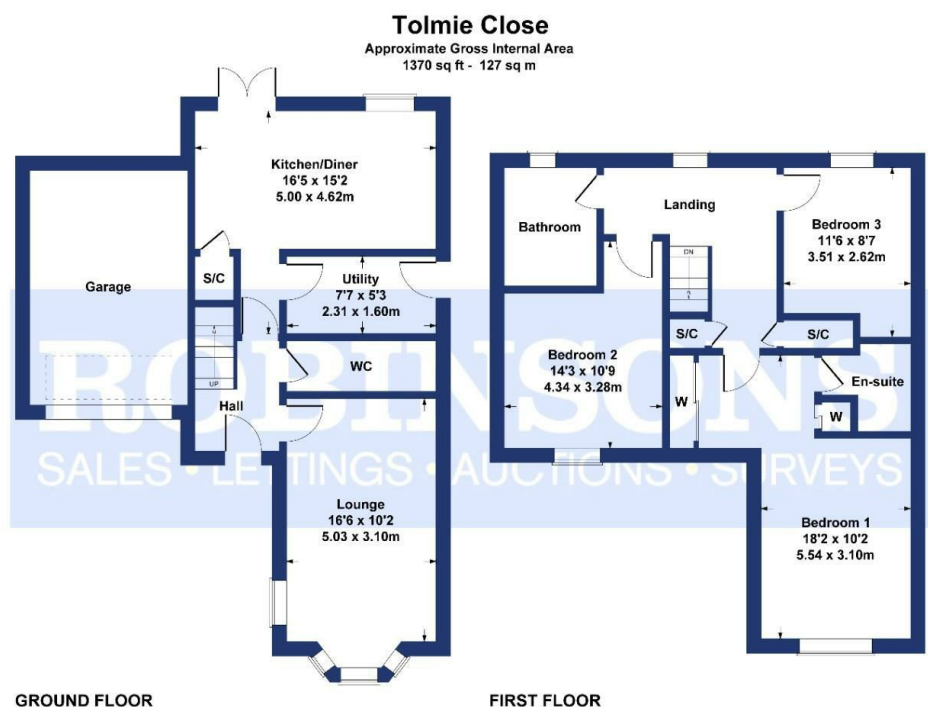
Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         | 93        |
| (81-91) <b>B</b>                            | 83      |           |
| (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                     |         |           |

## 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@robinsonssedfield.co.uk

## WYNYARD

The Wynd  
TS22 5QQ

T: 0174 064 5444

E: info@robinsonswynyard.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

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