

Lilac Close, Middlestone Moor, DL16 7YB  
4 Bed - House - Detached  
£285,000

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Nestled in the tranquil cul-de-sac of Lilac Close, Middlestone Moor, this beautifully presented four-bedroom detached house is a true gem, ideal for modern family living. The property boasts a harmonious blend of contemporary luxury and practical design, ensuring it meets the needs of today's discerning buyers.

Upon entering, you are welcomed into a spacious lounge that exudes comfort and style. The heart of the home is undoubtedly the stunning open-plan kitchen and dining area, perfect for family gatherings and entertaining guests. A delightful sunroom extension bathes the space in natural light, creating a warm and inviting atmosphere. The ground floor also features a useful utility room and a convenient W/C, enhancing the functionality of the home.

As you ascend to the first floor, you will find four generously sized bedrooms. The master bedroom is particularly impressive, complete with fitted wardrobes and an ensuite bathroom, providing a private sanctuary for relaxation. Bedrooms two and three also benefit from fitted wardrobes, ensuring ample storage for the whole family. A well-appointed family bathroom completes this level.

Externally, the property offers a large driveway with space for three to four vehicles, along with a garage for additional storage. The rear garden is a delightful retreat, featuring an enclosed private space with a patio area, perfect for enjoying the outdoors or unwinding in the hot tub (Hot tub not included).

Conveniently located, this home is just a short stroll from local shops, schools, and regular bus services, with excellent road links to Bishop Auckland, Darlington, and Durham. Spennymoor town centre, with its wide range of shopping and leisure facilities, is approximately one mile away.

This stunning residence is sure to attract family buyers and should be viewed at the earliest opportunity to fully appreciate its charm and potential.

EPC Rating C  
Council Tax Band B

### Premium Conveyancing

Marketing Materials:

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The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

The legal pack includes:

Evidence of title

Standard searches (regulated local authority, water & drainage & environmental)

Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer purchases the searches provided in the pack which will be billed at £360 (inc. VAT) upon completion.

MOS:

Premium Conveyancing pack is available on this property and will be sent to the sellers solicitor along with the draft contract, the pack contains:

Law Society TA Forms

Answers to Standard Enquiries

Local, Environmental, Water & Drainage Searches

The buyer has signed an agreement to cover the cost of the pack upon completion for an amount of £300+VAT. The agreement will be enclosed in the pack you receive from the Vendors solicitors.

### Hallway

Quality flooring, radiator, stairs to first floor.

### Lounge

14'8 x 12'8 (4.47m x 3.86m )

UPVC bay window, radiator, quality flooring.

### Kitchen/Diner

21'1 x 11'8 max points (6.43m x 3.56m max points)

Modern wall base units, integrated oven, hob, dishwasher, fridge freezer, stylish worktops with inset sink with mixer tap and drainer, radiator, tiled splashbacks, quality flooring, breakfast bar, space for dining room table, uPVC window, storage cupboard, radiator.

### Sunroom

11'5 x 10'8 (3.48m x 3.25m )

Quality flooring, spotlights.

### Utility Room

6'0 x 5'5 (1.83m x 1.65m )

Plumbed for washing machine, radiator, access to rear.

### W/C

W/C, wash hand basin, quality flooring, uPVC window, extractor fan.

### Landing

Storage cupboard, loft access.

### Bedroom One

12'5 x 11'7 (3.78m x 3.53m )

Fitted wardrobes, radiator, uPVC window, quality flooring.

### En-Suite

Shower cubicle, wash hand basin, W/C, tiled flooring, uPVC window, chrome towel radiator, uPVC window.

### Bedroom Two

11'7 x 8'1 (3.53m x 2.46m)

UPVC window, radiator, fitted wardrobes, quality flooring.

### Bedroom Three

11'1 x 9'0 (3.38m x 2.74m )

UPVC window, quality flooring, radiator, fitted wardrobe.

### Bedroom Four

10'0 x 8'0 (3.05m x 2.44m )

UPVC window, radiator, quality flooring.

### Bathroom

White panelled bath with shower over, wash hand basin, W/C, fully tiled, chrome towel radiator, uPVC window.

### Externally

To the front elevation is a large driveway and garage. While to the rear, there is a good sized garden and patio.

### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultra-fast 10000Mbps \*

Mobile Signal: Good

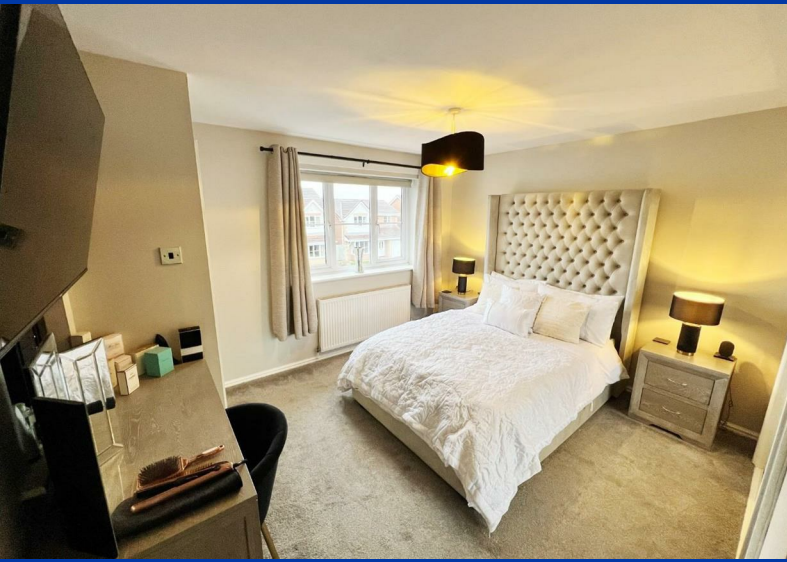
Tenure: Freehold

Council Tax: Durham County Council, Band: D approx. £2,555.93 pa

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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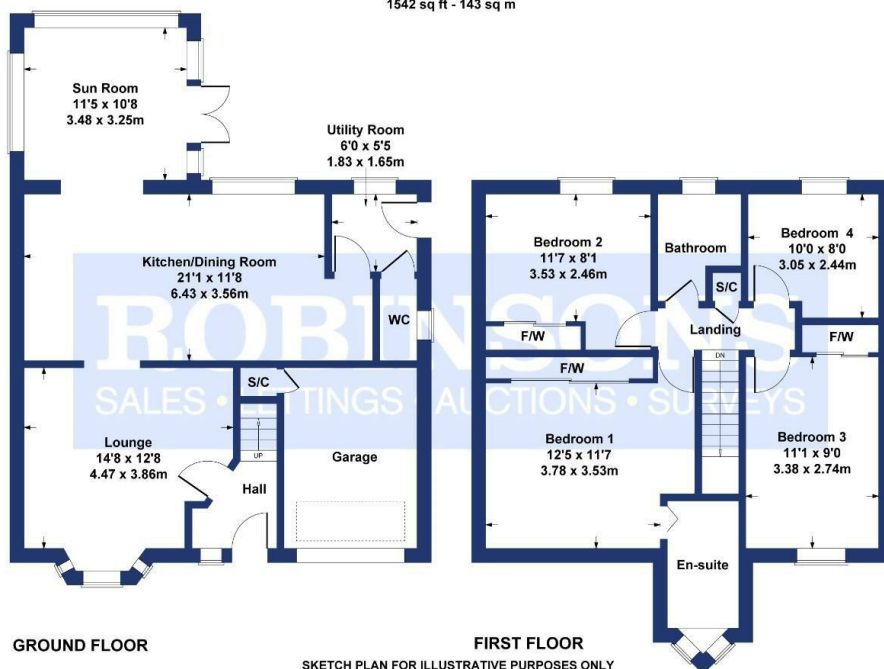
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

**Lilac Close**  
Approximate Gross Internal Area  
1542 sq ft - 143 sq m



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	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>81</b>
(81-91) <b>B</b>	
(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	
<b>72</b>	
EU Directive 2002/91/EC	
England & Wales	

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