



Hewick Road, Spennymoor, DL16 6PF  
3 Bed - House - Detached  
£249,950

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



Robinsons are delighted to offer to the market with no onward chain, this rare opportunity to acquire this delightful three bedroom detached family home which is located on the Acorns Development close to the Durham Gate Area, which is ideal for the commuter travelling to nearby Durham City, Darlington And Teesside, local shops, schools and amenities are available just over a mile away in Spennymoor Town Centre. The A19 and A1 are in close proximity providing good road links to other parts of the region. This stunning home has an endless amount of benefits and some of its key features are; ample living space, large modern kitchen, good sized rear garden which would be perfect for a growing family, driveway and garage, three good sized bedrooms with master having En-suite and ultra rare to the market, we would advise on early internal inspection so you can truly appreciate this stunning property.

The floorplan briefly comprises of - ENTRANCE HALL leading to the CLOAKROOM/WC, LOUNGE, good sized KITCHEN/DINER with built in cooking facilities, integrated fridge freezer and dish washer, useful UTILITY ROOM. Whilst to the FIRST FLOOR, THREE GOOD SIZED BEDROOMS, MASTER with EN SUITE facilities and mirrored fitted wardrobes, modern FAMILY BATHROOM. Externally, the property enjoys front and rear GARDENS, it also has a driveway for two vehicles leading to GARAGE.

EPC Rating B  
Council Tax Band D

### Hallway

Tiled flooring, radiator, stairs to first floor.

### W/C

W/C, wash hand basin, tiled flooring, radiator, tiled splashbacks, extractor fan.

### Lounge

16'6 x 10'2 max points (5.03m x 3.10m max points)  
UPVC window, uPVC bay window, quality flooring, radiator.

### Kitchen/Diner

16'5 x 15'2 max points (5.00m x 4.62m max points)  
Modern wall and base units, integrated oven, hob, extractor fan, fridge freezer, dishwasher, stainless steel sink with mixer tap and drainer, tiled flooring and splashbacks, airing cupboard, space for dining room table, storage cupboard, uPVC window, radiator.

### Utility Room

Plumbed for washing machine, space for dryer, tiled flooring, pantry.

### Landing

Loft access, quality flooring, radiator, fitted wardrobes, uPVC window.

### Bedroom One

18'2 x 10'2 max points (5.54m x 3.10m max points)  
Quality flooring, radiator, fitted wardrobes, uPVC window.

### En-Suite

Shower cubicle, wash hand basin, W/C, uPVC window, radiator, tiled splashbacks.

### Bedroom Two

14'3 x 10'9 (4.34m x 3.28m)  
UPVC window, quality flooring, radiator.

### Bedroom Three

11'6 x 8'7 max points (3.51m x 2.62m max points)  
UPVC window, radiator, quality flooring.

### Bathroom

White panelled bath with shower over, wash hand basin, W/C, tiled flooring and splashbacks, uPVC window, radiator.

### Externally

To the front elevation is an easy to maintain garden and driveway which leads to a garage. While to the rear there is a beautiful landscaped garden and patio.

### Agent Notes

Electricity Supply: Mains  
Water Supply: Mains  
Sewerage: Mains  
Heating: Gas Central Heating  
Broadband:  
Mobile Signal/Coverage:  
Tenure: Freehold  
Council Tax: Durham County Council, Band - D Approx.  
£2,555.93 p.a  
Energy Rating: B

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

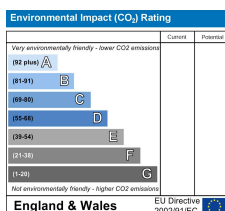
Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager



## 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

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