



Bluebell Drive, Spennymoor, DL16 7YF  
4 Bed - House - Detached  
Asking Price £285,000

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Tucked away in the peaceful cul-de-sac of Bluebell Drive, Middlestone Moor, this beautifully extended four-bedroom detached home offers an exceptional standard of modern family living. Thoughtfully designed and impeccably presented, it combines contemporary comfort with practical everyday features to suit today's discerning buyers.

Step inside to a welcoming lounge, complete with a charming log-burning stove that sets a warm and stylish tone. The true centrepiece of the home is the impressive open-plan kitchen and dining area—an ideal space for family life and entertaining. The bright sunroom extension floods the ground floor with natural light, creating an inviting atmosphere throughout. A convenient W/C adds further practicality to this level.

Upstairs, four generously proportioned bedrooms await. The master bedroom stands out with its fitted wardrobes and private ensuite, offering a peaceful retreat. Bedrooms two and three also feature fitted wardrobes, providing excellent storage for the whole family. A well-appointed family bathroom completes the first floor.

Outside, the property benefits from a double driveway and a garage, offering ample parking and storage. The enclosed rear garden provides a private haven, featuring a patio area perfect for relaxing or outdoor dining.

Ideally situated, the home is just a short walk from local shops, schools, and regular bus routes, with excellent road connections to Bishop Auckland, Darlington, and Durham. Spennymoor town centre—with its wide range of amenities—is approximately one mile away.

This outstanding property is sure to appeal to family buyers and early viewing is highly recommended to fully appreciate everything it has to offer.

EPC Rating: TBC  
Council Tax Band: D

**Hallway**  
tiled flooring, feature Radiator, stairs to first floor.

**Lounge**  
16'9 x 10'3 (5.11m x 3.12m )  
Upvc bay window, multi fuel stove.

**Kitchen / Diner**  
25'2 x 9'9 (7.67m x 2.97m )  
Stunning White wall and base units, integrated double oven, hob, extractor fan, double fridge, double freezer, dishwasher, washing machine, microwave, Quarts worktop with matching splash backs and inset sink with mixer tap and drainer, tiled flooring, spot lights, feature rad, space for dining room table, breakfast bar.

**Family room**  
13'2 x 12'7 (4.01m x 3.84m )  
Feature radiator, Upvc windows, tiled flooring, Bi - folding doors leadings to the rear.

**W/C**  
W/C, wash hand basin, radiator, extractor fan

**Landing**  
Loft access, spot lights, airing cupboard.

**Bedroom One**  
11'5 x 11'0 + robes (3.48m x 3.35m + robes )  
Fitted wardrobes, radiator, Upvc window.

**Ensuite**  
Shower cubicle, wash hand basin, w/c, tiled flooring, tiled splash backs, Upvc window, chrome towel radiator.

**Bedroom Two**  
11'3 x 8'4 (3.43m x 2.54m)  
Fitted wardrobes, radiator, Upvc window.

**Bedroom Three**  
11'0 x 8'6 + robes (3.35m x 2.59m + robes )  
Fitted wardrobes, radiator, Upvc window.

**Bedroom Four**  
8'3 x 7'3 (2.51m x 2.21m )  
Storage cupboard, Upvc windows, radiator.

**Bathroom**  
Bath with shower over, wash hand basin, W/C, quality flooring, chrome towel radiator, Upvc window, tiled splash backs, extractor fan.

**Externally**  
To the front elevation to the front elevation is a easy to maintain garden and double driveway, which leads to a garage, while to the rear there is a lovely enclosed garden and patio.

**Agents Notes**  
Council Tax: Durham County Council, Band D  
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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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</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	
England & Wales	EU Directive 2002/91/EC

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