



Tolmie Close, DL16 6PG
4 Bed - House - Detached
Asking Price £315,000

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Robinsons are thrilled to present this truly stunning Four-bedroom house located on the prestigious Acorns development in Durham Gate, Spennymoor. This property is perfectly positioned on a well-proportioned plot, making it an ideal choice for a growing family or anyone seeking a comfortable and spacious home.

As you enter the property, you are welcomed by a bright entrance hallway that leads to a convenient cloakroom/WC. The spacious lounge offers a perfect space for relaxation and family gatherings. The superb fitted kitchen/breakfast room is a highlight, featuring upgraded appliances that will delight any cooking enthusiast. Additionally, a useful utility room provides extra storage and functionality.

Venturing to the first floor, you will find four generously sized double bedrooms. The master bedroom boasts the added luxury of fitted wardrobes and an ensuite bathroom, ensuring privacy and convenience. A beautifully designed four-piece bathroom completes this level, offering both style and comfort.

Externally, the property features a good-sized garden at the front, complemented by a double driveway that leads to a garage. The rear garden is larger than average, providing a private outdoor space perfect for entertaining or enjoying quiet moments in the sun, along with a lovely patio area.

Situated just over a mile from Spennymoor town centre, this home is conveniently close to local shops, schools, and amenities. It also offers excellent commuting links to nearby Durham City, Darlington, and Teesside, with easy access to the A1(M) and A19.

We invite you to book a viewing to truly appreciate the size and quality of this lovely home. Don't miss the opportunity to make this stunning property your own.

EPC Rating B
Council Tax Band E









Hallway

Radiator, quality flooring, uPVC window, storage cupboard.

W/C

W/C, wash hand basin, radiator, extractor fan, dishwasher, central island, uPVC window, quality flooring, quartz worktops with inset sink with mixer tap and drainer, space for dining room table, spotlights, quality flooring, radiator, french doors leading to rear.

Lounge

17'6 x 10'3 max points (5.33m x 3.12m max points)

UPVC bay window with shutter blinds, radiator, quality flooring.

Kitchen/Diner

27'5 x 11'2 (8.36m x 3.40m)

Stunning wall and base units, integrated fridge freezer, oven, hob, extractor fan, dishwasher, central island, uPVC window, quality flooring, quartz worktops with inset sink with mixer tap and drainer, space for dining room table, spotlights, quality flooring, radiator, french doors leading to rear.

Utility Room

Wall and base units, quartz worktops, plumbed for washing machine, storage cupboard, access to garage.

Landing

Quality flooring, radiator, large storage cupboard.

Bedroom One

13'5 x 10'2 + robes (4.09m x 3.10m + robes)

Fitted wardrobes, radiator, uPVC window, quality flooring.

En-Suite

Shower cubicle, wash hand basin, W/C, quality flooring, uPVC window, extractor fan, tiled splashbacks.

Bedroom Two

13'6 x 9'8 max points (4.11m x 2.95m max points)

UPVC window, radiator, quality flooring.

Bedroom Three

13'0 x 9'8 max points (3.96m x 2.95m max points)

UPVC window, radiator, quality flooring.

Bedroom Four

11'3 x 10'0 (3.43m x 3.05m)

UPVC window, radiator, quality flooring.

Bathroom

9'4 x 6'7 (2.84m x 2.01m)

White panelled bath, shower cubicle, wash hand basin, W/C, uPVC window, radiator, tiled splashbacks, extractor fan.

Externally

To the front elevation is an easy to maintain garden and double driveway leading to the garage. While to the rear, there is a lovely private enclosed garden and patio.

Garage

17'3 x 9'2 (5.26m x 2.79m)

Power and lighting.

Agent Notes

Council Tax: Durham County Council, Band E

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 – Electric

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

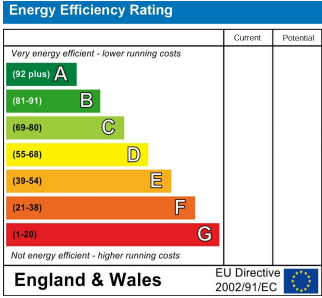
Rights & Easements – None known

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



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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