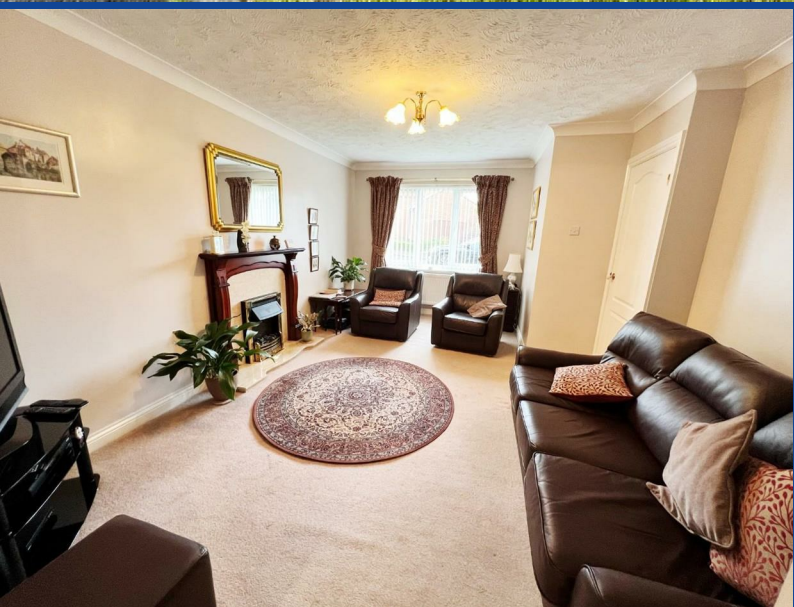




Cragside Close, Spennymoor, DL16 7SD
3 Bed - House - Detached
£199,950

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Nestled in the desirable area of Cragside Close, Spennymoor, this charming three-bedroom detached family home offers a perfect blend of comfort and convenience. The property boasts a well-presented kitchen, complete with integrated appliances, making it an ideal space for culinary enthusiasts and family gatherings alike.

The recently fitted shower room is a standout feature, showcasing modern design and functionality, ensuring a refreshing start to your day. With ample storage throughout, this home caters to the needs of a growing family, providing space for all your belongings.

The good-sized garden at the rear is perfect for outdoor activities, whether it be for children to play or for hosting summer barbecues. Additionally, the easy-to-maintain garden at the front elevation enhances the property's curb appeal while offering off-road parking and a garage for your convenience.

This delightful home is not only well-situated in a sought-after location but also provides a warm and inviting atmosphere, making it an excellent choice for families looking to settle in a friendly community. Don't miss the opportunity to make this lovely property your new home.

EPC Rating TBC
Council Tax Band D

Hallway

Storage cupboard, stairs to the first floor.

Lounge

16'5 x 11'9 (5.00m x 3.58m)

UPVC window, radiator, electric fire and surround.

Dining Room

8'9 x 8'4 (2.67m x 2.54m)

Radiator, sliding doors to rear.

Kitchen

9'5 x 9'1 (2.87m x 2.77m)

Wall and base units, integrated oven, hob, extractor fan, fridge freezer, storage cupboard, uPVC window, radiator, stainless steel sink with mixer tap and drainer, overlooking rear garden.

Utility Room

6'0 x 5'3 (1.83m x 1.60m)

Plumbed for washing machine, space for dryer, wall units, radiator.

W/C

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

Landing

Loft access, airing cupboard.

Bedroom One

11'5 x 11'7 (3.48m x 3.53m)

Fitted wardrobes, radiator, uPVC window.

En-Suite

Shower cubicle, wash hand basin, W/C, uPVC window, radiator, extractor fan.

Bedroom Two

12'0 x 8'3 (3.66m x 2.51m)

UPVC window, radiator, fitted wardrobe.

Bedroom Three

12'0 x 9'3 max points (3.66m x 2.82m max points)

Fitted wardrobes, radiator, uPVC window.

Shower Room

Large walk in shower cubicle, wash hand basin, W/C, chrome towel radiator, tiled splashbacks, uPVC window, extractor fan.

Externally

To the front elevation is a pleasant and easy to maintain garden, driveway and garage. While to the rear there is a beautiful enclosed garden and patio which wraps around both sides of the property.

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: TBC

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.



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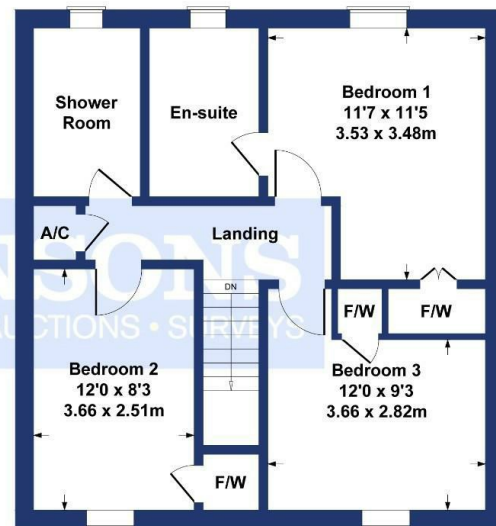
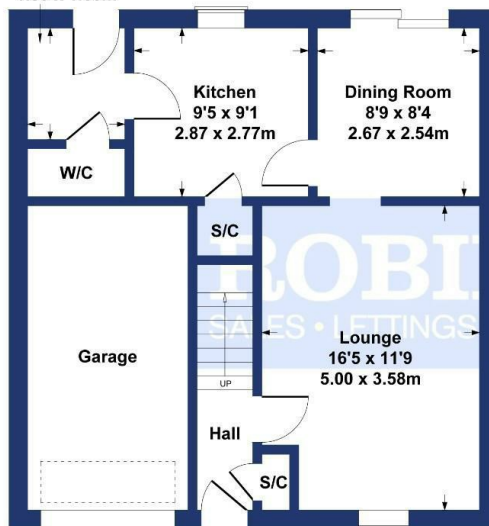
Strategic Marketing Plan

Dedicated Property Manager

Cragside Close

Approximate Gross Internal Area
1270 sq ft - 118 sq m

Utility Room
6'0 x 5'3
1.83 x 1.60m



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	A		
(91-95)	B		
(81-90)	C		
(69-80)	D		
(55-68)	E		
(45-54)	F		
(35-44)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(45-54)	E		
(35-44)	F		
(21-34)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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