





Edison Drive, Spennymoor, DL16 7UW
4 Bed - House - Detached
£249,950

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We are pleased to offer for sale a superb and truly stunning four bedroom detached family home, located on Merrington Park, a new popular residential development on the outskirts of Spennymoor within easy reach of the town centre where there are a range of shopping and leisure facilities. The property has been finished to a ultra modern and high quality standard which is a credit to its current owners for its stylish and quality thought and can only be appreciated by internal viewing. This beautiful property offers excellent family sized accommodation with the benefit of well presented kitchen, bathroom, ensuite, garage and driveway, gas central heating and upvc double glazing. A particular feature of the property is the large open plan Kitchen/Dining with French doors to the rear garden.

Presented in immaculate decorative order throughout the well appointed accommodation briefly comprises: entrance Hall, ground floor W/C, Lounge, stunning fitted kitchen with central island, separate dining room / study, to the first floor is a four bedrooms with the master bedroom having the added bonus of ensuite and beautiful family bathroom. Externally to the front and side elevation is a easy to maintain gardens whist to the rear there is a good sized garden and patio which has the sun for the most of the day. Given all of the above early viewing is advised to avoid any disappointment.

EPC Rating B
Council Tax Band D

Hallway
Radiator, 2x storage cupboards, stairs to first floor.

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

Lounge
16'8 x 10'2 (5.08m x 3.10m)
UPVC window, radiator, french doors leading to rear garden.

Dining Room
10'7 x 9'6 (3.23m x 2.90m)
UPVC windows, radiator.

Kitchen
15'1 x 15'1 (4.60m x 4.60m)
Modern white wall and base units, integrated oven, gas hob, extractor fan, fridge freezer, washing machine and dishwasher, central island, uPVC windows, stainless steel sink with mixer tap and drainer, quality flooring, radiator, french doors leading to rear.

Landing
Loft access, radiator, uPVC window.

Bedroom One
15'1 x 10'1 (4.60m x 3.07m)
UPVC windows, radiator.

En-Suite
Shower cubicle, wash hand basin, W/C, radiator, uPVC window, tiled splashbacks, extractor fan.

Bedroom Two
14'0 x 8'6 (4.27m x 2.59m)
UPVC windows, radiator,

Bedroom Three
9'1 x 8'6 (2.77m x 2.59m)
UPVC windows, radiator.

Bedroom Four
7'4 x 8'0 (2.24m x 2.44m)
UPVC window, radiator.

Bathroom
White panelled bath, wash hand basin, W/C, radiator, tiled splashbacks, extractor fan.

Externally
To the front elevation is an easy to maintain garden and large driveway which leads to a garage. While to the rear there is a large enclosed private garden which wraps around one side of the property.

Agent Notes
Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband: Ultra-fast 10000Mbps
Mobile Signal/Coverage: Good
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.











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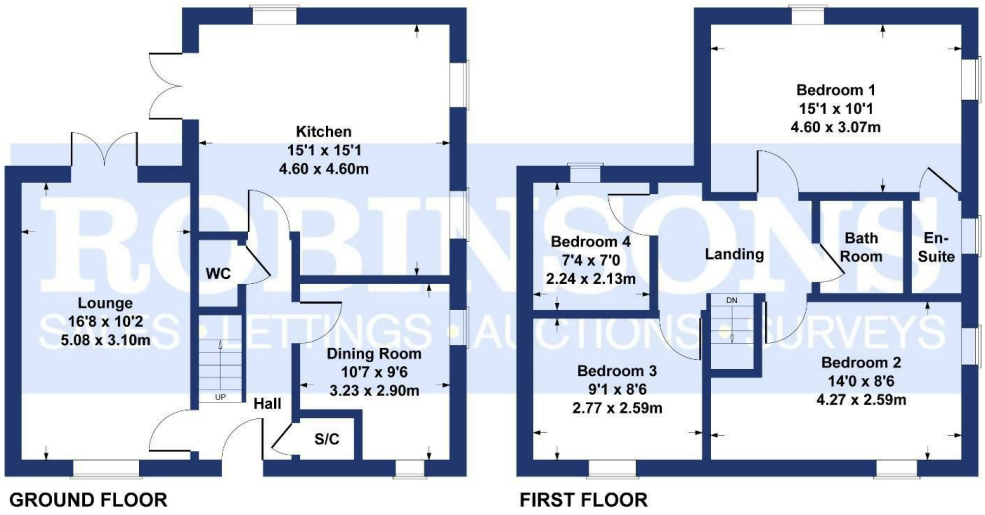
Edison Drive

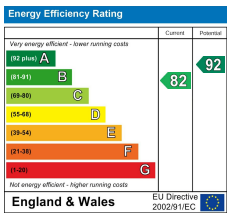
Approximate Gross Internal Area
1145 sq ft - 106 sq m

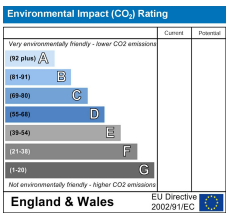


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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





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