



Bewick Way, Middlestone Moor, DL16 7GU
3 Bed - House - Detached
Reduced £175,000

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Nestled in the desirable area of Bewick Way, Middlestone Moor, this charming detached house, built by Gleeson Homes in 2022, is now available for sale. With the added benefit of a 10 Year Builders warranty, this property is perfect for families seeking a modern and comfortable home in a vibrant community.

Upon entering, you are welcomed by an inviting vestibule that leads to a spacious living room, ideal for relaxation and family gatherings. The well-appointed kitchen diner features stylish matt grey units, offering ample storage and integrated appliances, along with space for additional free-standing ones. A convenient cloakroom with a WC completes the ground floor layout.

The first floor boasts three well-proportioned bedrooms, including two generous doubles and a good-sized single. The master bedroom benefits from an ensuite shower room, providing a private retreat, while the family bathroom serves the other bedrooms with ease.

Externally, the property offers ample parking on the driveway, complemented by a garage for additional storage. The gardens are designed for family enjoyment, predominantly laid to lawn with a spacious patio area at the rear, perfect for outdoor entertaining or simply soaking up the sun.

Situated on the edge of Spennymoor, this development is well-connected to a variety of shops, eateries, and essential services, making it an ideal location for families. The area is also dog-friendly, with numerous walking paths nearby. Families will appreciate the proximity to several primary schools, including Middlestone Moor Academy, Rosa Street, Ox Close, and St Charles, all rated as "good" by Ofsted.

This delightful home offers a wonderful opportunity for those looking to settle in a thriving community, combining modern living with the charm of family life.

EPC Rating B
Council Tax Band C

Hall

Lounge

15'1 x 9'6 (4.60m x 2.90m)

Kitchen / Diner

13'1 x 7'3 (3.99m x 2.21m)

W/C

Landing

Bedroom One

12'6 x 9'2 (3.81m x 2.79m)

Ensuite

9'2 x 3'3 (2.79m x 0.99m)

Bedroom Two

13'1 x 10'10 (3.99m x 3.30m)

Bedroom Three

10'6 x 7'3 (3.20m x 2.21m)

Bathroom

5'11 x 5'11 (1.80m x 1.80m)

Externally

Garage

15'5 x 8'10 (4.70m x 2.69m)

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: GCH

Broadband: Ultra-fast 1800Mbps *

Mobile Signal: Good

Tenure: Freehold

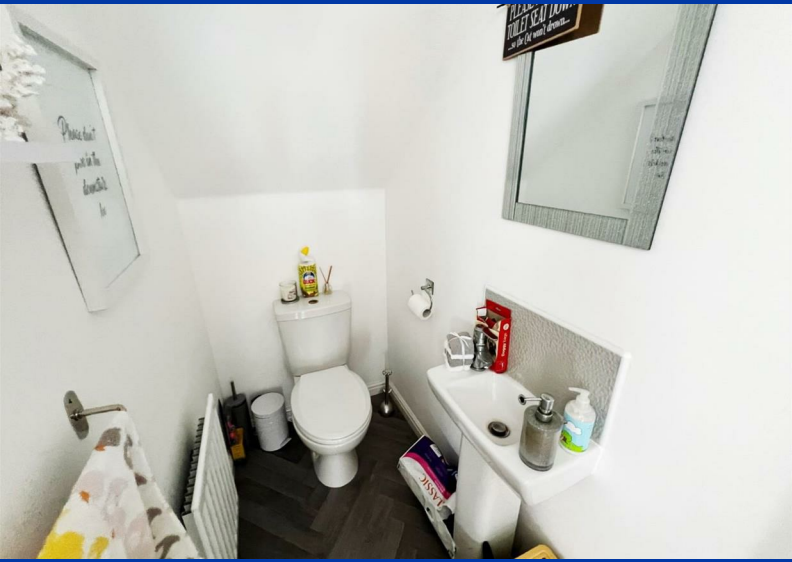
Council Tax: Durham County Council, Band C - Approx.

£2,271.95 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.

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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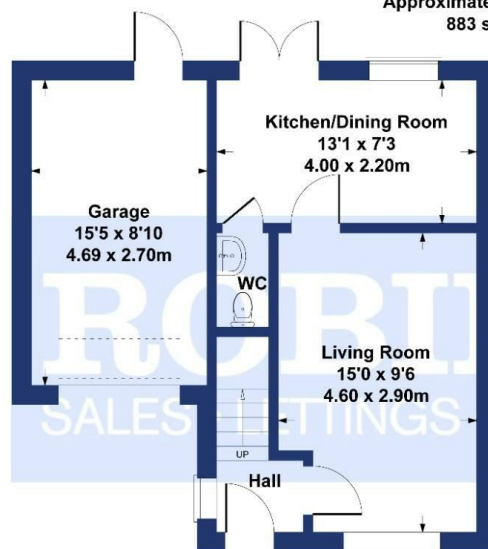
Lettings and Management

Strategic Marketing Plan

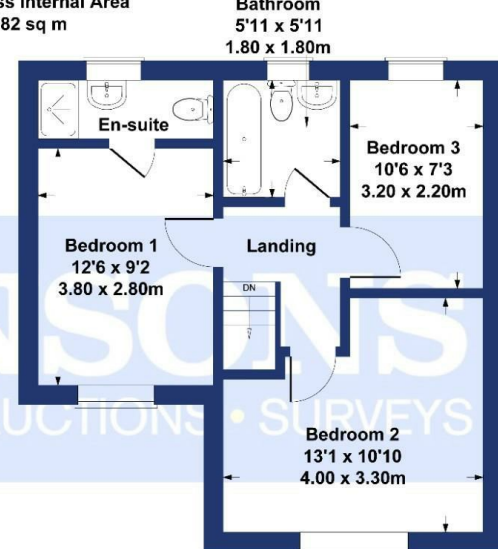
Dedicated Property Manager

Bewick Way

Approximate Gross Internal Area
883 sq ft - 82 sq m



GROUND FLOOR



FIRST FLOOR

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 (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (49-54)	
F (41-48)	
G (35-39)	
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 (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (49-54)	
F (41-48)	
G (35-39)	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

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