



Poplar Drive, Spennymoor, DL16 7XX
3 Bed - House - Semi-Detached
Offers Over £185,000

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Poplar Drive Spennymoor, DL16 7XX

****NO ONWARD CHAIN****

Robinsons are proud to present to the market this exceptional three-bedroom semi-detached home, showcasing a high standard of style and quality throughout and standing as a true credit to its current owners. Situated on a sought-after Persimmon Homes development, the property enjoys a convenient location with easy access to Spennymoor town centre, reputable local schools, public transport links, and a range of everyday amenities. It is also perfectly positioned for commuters, with Durham City, Darlington, and Teesside all within easy reach, and the A1(M) just a short drive away.

Immaculately presented throughout, this superb home boasts an array of desirable features, including quality oak internal doors, a contemporary kitchen and bathrooms, and a stylish oak and glass staircase leading to the first floor. The former garage has been thoughtfully converted to provide an additional reception room, while a recently installed combination boiler adds further efficiency. The property also benefits from three generous double bedrooms, off-road parking with an electric vehicle charging point, and a beautifully landscaped rear garden, alongside UPVC double glazing and gas central heating.

The accommodation briefly comprises: entrance porch, a spacious lounge/diner with French doors opening onto the rear garden, and a modern fitted kitchen with access to the converted garage/reception room. To the first floor is a well-proportioned landing leading to three bedrooms, with the master benefiting from fitted wardrobes and en-suite facilities, plus a contemporary family shower room. Externally, the front of the property features a sizeable block-paved driveway and a low-maintenance garden, while to the rear is a private, enclosed, and attractively landscaped garden. Early viewing is highly recommended to fully appreciate everything this outstanding home has to offer.

EPC Rating: C

Council Tax Band: C











Hallway

UPVC window, wood effect flooring, radiator.

Lounge/Diner

23'1 x 10'7 max points (7.04m x 3.23m max poits)

Spot lights, uPVC window, radiator, space for dining room table, French doors leading to the rear garden, stairs to the first floor, feature radiator.

Kitchen

11'1 x 9'7 max points (3.38m x 2.92m max points)

Stunning white wall and base units with under lighting, integrated oven, gas hob, extractor fan, fridge freezer, washing machine, spotlights, stylish sink with drainer and mixer tap, access to the rear, storage cupboard.

Second Sitting Room / Playroom

16'2 x 8'0 max points (4.93m x 2.44m max points)

UPVC window, radiator, wood effect flooring.

Landing

Feature radiator, quality flooring, spotlights, airing cupboard, loft access via pull down ladder which is half boarded.

Bedroom One

11'1 x 8'4 (3.38m x 2.54m)

UPVC window, radiator, quality flooring, fitted wardrobes.

En-suite

Large shower cubicle, wash hand basin, w/c, tiled surround, feature radiator, uPVC window, spotlights, extractor fan.

Bedroom Two

9'5 x 8'5 (2.87m x 2.57m)

UPVC window, quality flooring, radiator.

Bedroom Three

9'2 x 8'5 (2.79m x 2.57m)

UPVC window, radiator, quality flooring.

Shower Room

7'7 x 5'5 (2.31m x 1.65m)

Double walk in shower cubicle, wash hand basin, w/c, tiled surround, spotlights, extractor fan, feature radiator, uPVC window.

Externally

To the front elevation is a good sized driveway with electric charging point, and easy to maintain garden. While to the rear, there is a beautiful private enclosed garden with stunning patio and useful shed.

Agents Notes

Council Tax: Durham County Council, C

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 – yes

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

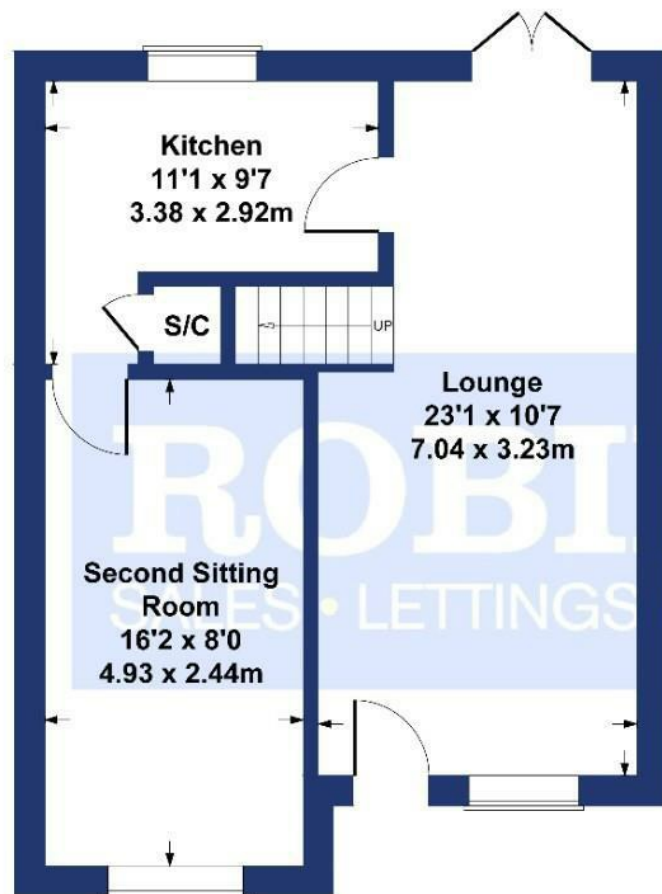
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

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.

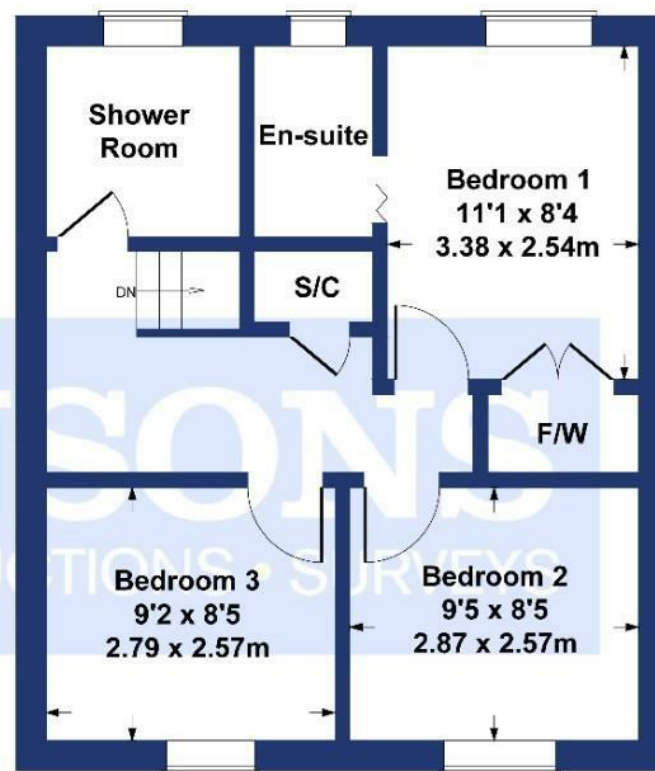
HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.

Poplar Drive

Approximate Gross Internal Area
934 sq ft - 86 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. 2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		69
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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