



Canterbury Close, DL16 6XY  
3 Bed - House - Detached  
£229,950

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## Canterbury Close , DL16 6XY

An absolute credit to its current owners! It is with pleasure that we present to the market, this stunning extended detached family home, with good sized bedrooms situated on the highly sought after, family orientated area of Canterbury Close on The Greenways Estate. Having easy access to all of the local amenities offered in & around Spennymoor, this spectacular home is also within excellent commuting distance to all major road networks & bus routes & benefits further from a stunning white fitted kitchen with integrated appliances, gas central heating & UPVC double glazing. This beautiful property has been a loving home for several years & offers more ample accommodation required by the modern-day family. Having undergone a ground floor extension to create a beautiful large kitchen and lovely sun room, this desirable property also benefits from a tasteful décor throughout, boasts a stylish family bathroom along with two of the bedrooms having En-suite facilities, a ground floor cloaks room/W/C. Given all of the above early viewing is advised to avoid any disappointment.

This perfect family home briefly comprises of; entrance hallway, spacious open lounge/ dining room with stunning feature fire, stunning large kitchen with integrated appliances and central island, lovely sun room which overlooks the rear garden and ground floor W/C. While to the first floor there is three good sized bedrooms with master having the added bonus of En-suite facilities and fitted wardrobes, bedroom three also has En-suite facilities, the family bathroom is also located to the first floor. Externally to the front elevation is an easy to maintain garden and double length resin driveway which leads to the garage. To the rear is beautiful garden and patio, which gives access to the home office. Only thorough internal inspection can the style, standard, quality, space & layout of this immaculate family residence be fully appreciated.

EPC Rating TBC  
Council Tax Band C



















### Hallway

Wood effect flooring, stairs to the first floor, radiator, storage cupboard.

### W/C

W/C, wash hand basin, radiator, uPVC window, wood effect flooring, tiled splashbacks.

### Lounge/Dining Room

18'2 x 17'5 max points (5.54m x 5.31m max points)

UPVC bay window, radiators, quality flooring, stunning feature fire and surround.

### Kitchen

15'5 x 15'0 max points (4.70m x 4.57m max points)

White wall and base units, integrated oven, hob, washing machine, dryer, dishwasher, microwave, space for American fridge freezer, ceramic sink with mixer tap and drainer, uPVC window, radiator, central island, spotlights.

### Sunroom

11'5 x 9'7 max points (3.48m x 2.92m max points)

UPVC windows, French doors leading to the rear.

### Landing

Quality flooring, uPVC window, loft access.

### Bedroom One

11'6 x 10'5 max points (3.51m x 3.18m max points)

Fitted wardrobes, radiator, uPVC window, quality flooring.

### En-suite

Shower cubicle, w/c, wash hand basin, chrome towel radiator, uPVC window, storage cubicles, spotlights.

### Bedroom Two

10'7 x 10'3 max points (3.23m x 3.12m max points)

Quality flooring, radiator, uPVC window.

### Bedroom Three

8'3 x 6'9 (2.51m x 2.06m)

Quality flooring, radiator, uPVC window.

### En-suite

Shower cubicle, wash hand basin, w/c, extractor fan.

### Bathroom

8'1 x 5'5 (2.46m x 1.65m)

Panelled bath, wash hand basin, w/c, chrome towel radiator, uPVC window, part tiled.

### Garage

16'8 x 8'2 max points (5.08m x 2.49m max points )

Power and Lighting.

### Home Office

9'1 x 8'3 (2.77m x 2.51m )

Power and lighting, French doors and uPVC windows.

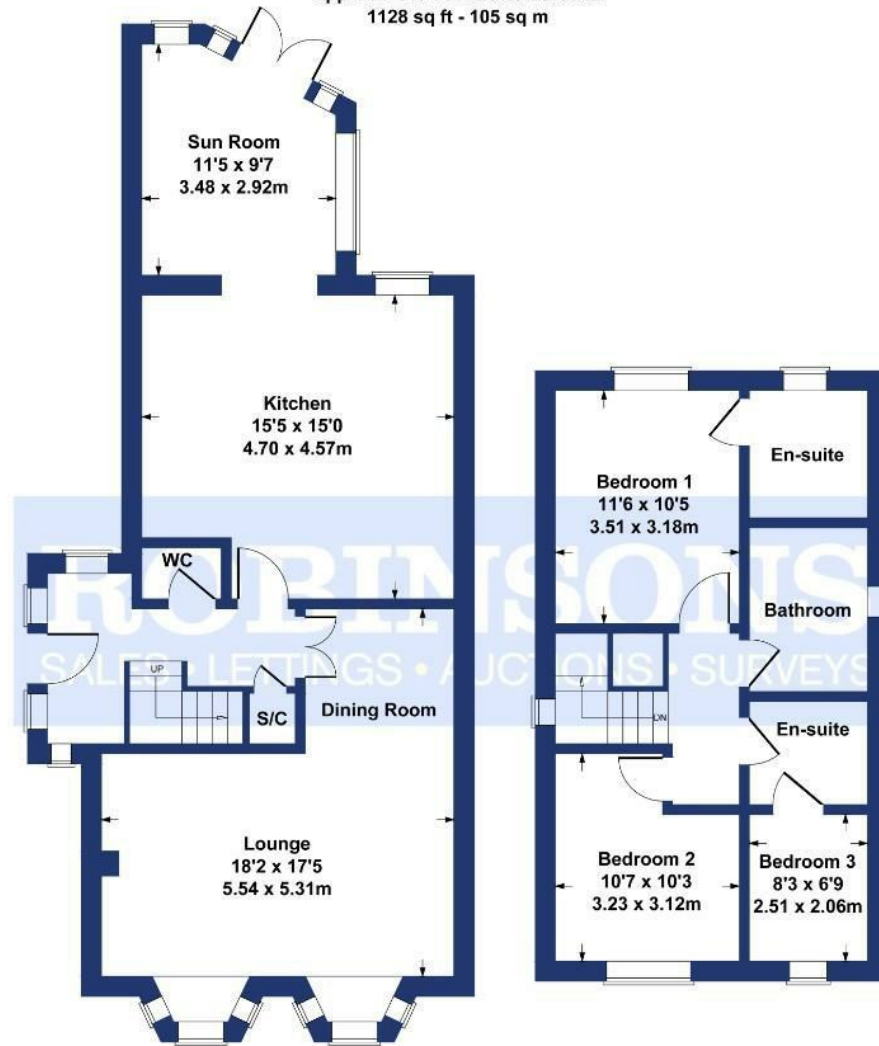
### Externally

To the front elevation is an easy to maintain garden and long resin driveway which leads to a garage. While to the rear, there is a private enclosed garden and patio with useful home office.



# Canterbury Close

Approximate Gross Internal Area  
1128 sq ft - 105 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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