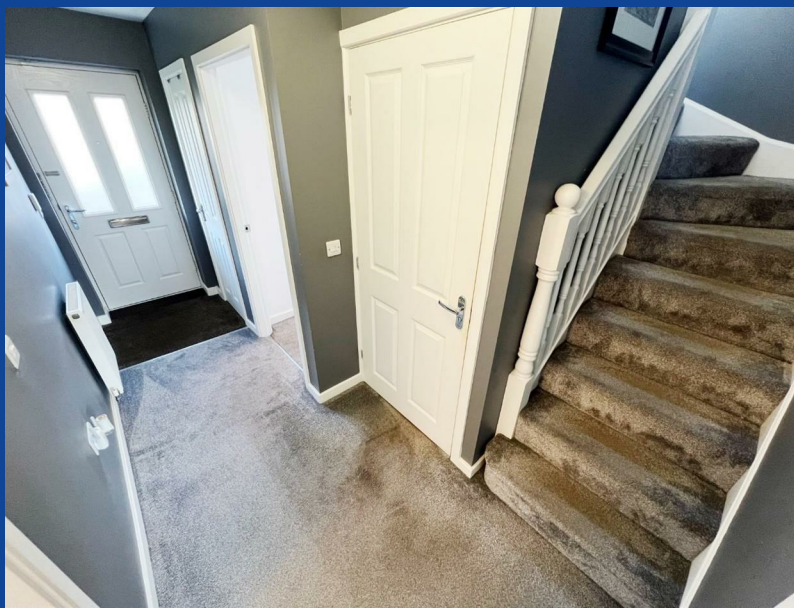




Watson Park, DL16 6NB
4 Bed - House - Detached
Asking Price £225,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

This outstanding corner plot hosts a beautifully presented four bedroom detached home in the highly sought after Watson Park area. Set within the popular Durham Gate development in Thinford just outside Spennymoor, the location offers an ideal mix of countryside tranquillity and convenient access to nearby towns and cities. Excellent transport connections via the A167 and A688 provide quick routes to Durham City, Bishop Auckland, and the A1M, while Durham railway station is only a short drive away with direct links to major destinations including Newcastle, York, and London. Thinford offers a wide range of amenities including supermarkets, shops, cafes, leisure facilities, well regarded schools, and healthcare services. The area has seen thoughtful residential growth, creating a friendly community setting surrounded by open green spaces and attractive walking routes. It is an excellent choice for families, professionals, and first time buyers.

The home itself features UPVC double glazing and gas central heating. The ground floor includes a welcoming hallway, a comfortable lounge, a versatile study, a stunning kitchen breakfast family room, and a cloakroom with WC. The first floor offers four generously sized bedrooms including a master bedroom with mirrored wardrobes and a private en suite, along with a stylish family bathroom. Externally the property occupies an exceptional corner plot with low maintenance gardens at the front and an enclosed rear garden. A tarmac driveway provides parking for two vehicles and leads to a detached garage.

Overall this is a beautifully maintained and superbly located home offering space, comfort, and excellent surroundings.

Hallway

Stairs to 1st floor, radiator, Storage cupboard, W/C

Lounge

12'0 x 10'11 (3.66m x 3.33m)

UPVC windows , Radiator

Kitchen/diner/family room

26'3 x 9'4 (8.00m x 2.84m)

Modern wall & base units , integrated oven, hob, extractor fan, microwave, stainless steel sink with mixer tap & drainer, tiled splash backs , UPVC bay window, space for dining room table, spot lights, plumbing for washing machine, French doors leading to rear

Landing

UPVC windows, radiators, loft access

Bedroom 1

11'8 x 11'0 (3.56m x 3.35m)

Fitted wardrobes, radiator, UPVC window

Ensuite

7'11 x 4'0 (2.41m x 1.22m)

shower , wash hand basin, W/C, UPVC windows,, extractor fan

Bedroom 2

12'3 x 6'8 (3.73m x 2.03m)

UPVC window, radiator

Bedroom 3

10'6 x 7'7 (3.20m x 2.31m)

UOVC windows, radiators

Bedroom 4

8'11 x 7'1 (2.72m x 2.16m)

UPVC window , radiator

Bathroom

6'2 x 5'11 (1.88m x 1.80m)

White panelled bath, wash hand basin, W/C, UPVC windows, Radiator, Tiled splash backs, extractor fan

Externally

To the front elevation is an easy to maintain garden ,while to the rear there is a good sized lawn & patio which gives access to a driveway & garage.

Agent notes

Council Tax: Durham County Council, Band D

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 – no

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.

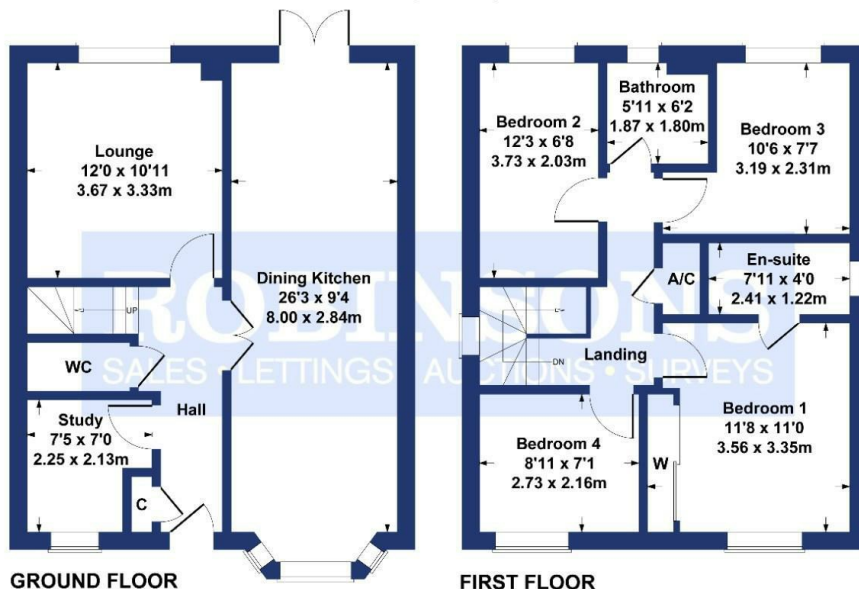


OUR SERVICES

Mortgage Advice
Conveyancing
Surveys and EPCs
Property Auctions
Lettings and Management
Strategic Marketing Plan
Dedicated Property Manager

Watson Park Spennymoor, DL16 6NB

Approximate Gross Internal Area
1098 sq ft - 102 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. 2026

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

DURHAM

1-3 Old Elvet
DH1 3HL

T: 0191 386 2777 (Sales)
T: 0191 383 9994 (option1) (Lettings)
E: info@robinsonsdurham.co.uk

DURHAM REGIONAL HEAD OFFICE

19A old Elvet
DH1 3HL

T: 0191 383 0777
E: info@robinsonsdurham.co.uk

CHESTER-LE-STREET

45 Front Street
DH3 3BH

T: 0191 387 3000
E: info@robinsonscsls.co.uk

BISHOP AUCKLAND

120 Newgate Street
DL14 7EH

T: 01388 458111
E: info@robinsonsbishop.co.uk

CROOK

Royal Corner
DL15 9UA

T: 01388 763477
E: info@robinsonscrook.co.uk

SPENNYMOOR

11 Cheapside
DH16 6QE

T: 01388 420444
E: info@robinsonsspennymoor.co.uk

SEDFIELD

3 High Street
TS21 2AU

T: 01740 621777
E: info@robinsonssedgefield.co.uk

WYNYARD

The Wynd
TS22 5QQ

T: 0174 064 5444
E: info@robinsonswynyard.co.uk

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



ROBINSONS

SALES • LETTINGS • AUCTIONS

11 Cheapside, Spennymoor, DL16 6QE | Tel: 01388 420444 | info@robinsonsspennymoor.co.uk
www.robinsonsestateagents.co.uk