



Castle Howard Court, DL16 7GJ  
5 Bed - House - Detached  
£275,000

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# Castle Howard Court , DL16 7GJ

Robinsons are delighted to offer to the market, this IMPRESSIVE FIVE BEDROOM DETACHED HOUSE, Situated in a cul de sac on this modern development on Castle Howard Close. Properties in this cul de sac rarely come to the market, so early viewing are advised to avoid any disappointment. Having easy access to all of the local amenities that Spennymoor itself has to offer. This deceptively spacious home is also within excellent commuting distance to all major road networks & bus routes.

This beautiful family home benefits from UPVC DOUBLE GLAZED and is warmed by GAS CENTRAL HEATING. The floorplan briefly comprises of ENTRANCE HALLWAY which gives access to the garage, LOUNGE, OPEN PLAN KITCHEN/DINING ROOM with FRENCH DOORS leading to REAR GARDENS, UTILITY ROOM, CLOAKROOM/WC. To the first floor there are FIVE BEDROOMS, the MASTER having an EN-SUITE FACILITIES and a SEPARATE Family BATHROOM. Externally to the FRONT of the property there is an easy to maintain garden and double DRIVEWAY which leads to a SINGLE GARAGE. While to the rear, there is a good sized rear GARDEN, which is mainly artificial grass with patio area. Again internal viewing comes highly recommended. In more detail the accommodation comprises of:-

EPC Rating C  
Council Tax Band D



















#### **Entrance hallway**

Tastefully decorated, wood effect flooring, feature radiator, storage cupboard, access to garage.

#### **Cloakroom/W/C**

Tastefully decorated, W/C, wash hand basin, feature radiator, tiled effect flooring.

#### **Lounge**

15'10 x 11'4 (4.83m x 3.45m )

Wood effect flooring, tastefully decorated, feature electric fire and surround, uPVC window, radiator.

#### **Utility room**

6'11 x 5'9 (2.11m x 1.75m )

Wall and base units, plumbed for washing machine, plumbed for drainer, tiled splashbacks, extractor fan, radiator, access to rear.

#### **Kitchen/diner**

21'7 x 10'7 (6.58m x 3.23m )

Modern wall and base units, integrated oven, hob, extractor fan, dish washer, space for fridge freezer, feature radiator, spotlights, stainless steel sink with mixer tap and drainer, tiled splashbacks and tile effect flooring, uPVC window, French door over looking garden.

#### **Landing**

Loft access.

#### **Bedroom 1**

14'6 x 11'4 (4.42m x 3.45m )

UPVC window, radiator, tastefully decorated, quality flooring.

#### **En-suite**

6'3 x 6'3 (1.91m x 1.91m )

Double shower cubicle, W/C, wash hand basin, uPVC window, radiator, half tiled, extractor fan.

#### **Bedroom 2**

12'2 x 10'9 (3.71m x 3.28m )

Stylish flooring, radiator, uPVC window, fitted wardrobe.

#### **Bedroom 3**

12'5 x 9'5 (3.78m x 2.87m )

UPVC window, radiator, quality flooring.

#### **Bedroom 4**

11'0 x 8'10 (3.35m x 2.69m)

Stylish flooring, radiator, uPVC window.

#### **Bedroom 5/office**

7'8 x 7'2 (2.34m x 2.18m)

Stylish flooring, radiator, uPVC window.

#### **Bathroom**

9'1 x 5'11 (2.77m x 1.80m)

White panelled bath, W/C, wash hand basin, radiator, uPVC window, tiled surround, extractor fan.

#### **Garage**

Has been converted for extra storage and has floor to ceiling larder units.

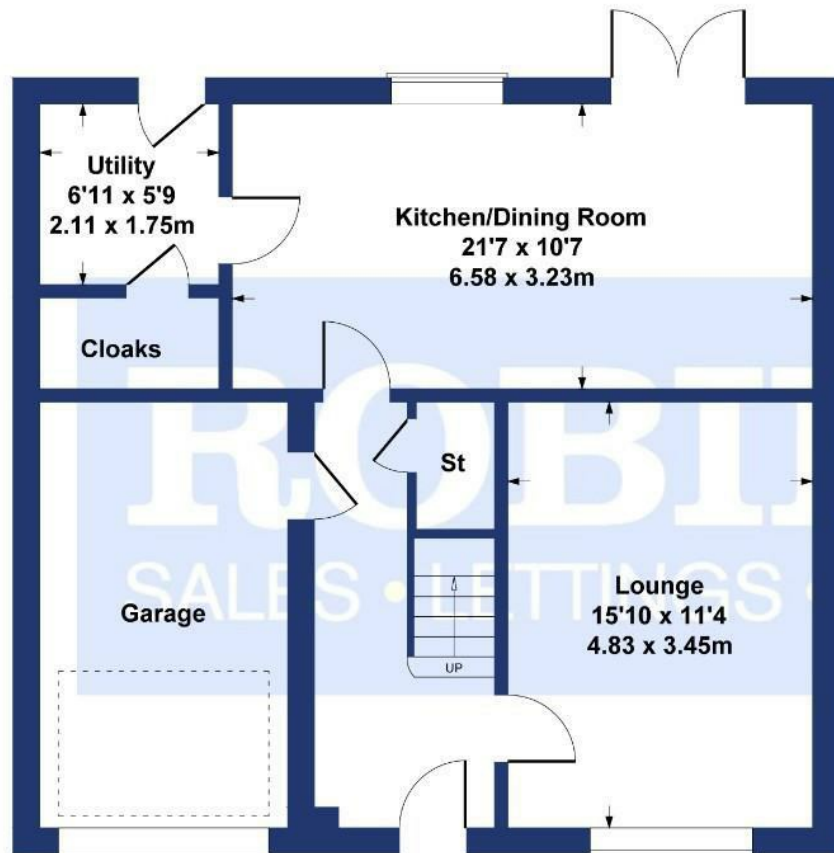
#### **Externally**

To the front elevation is a well maintained front lawn and a double driveway, which leads to a single garage. While to the rear, there is a good sized garden/patio, which is easy to maintain. The owner has informed us that the Garden shed and pergola are also included.

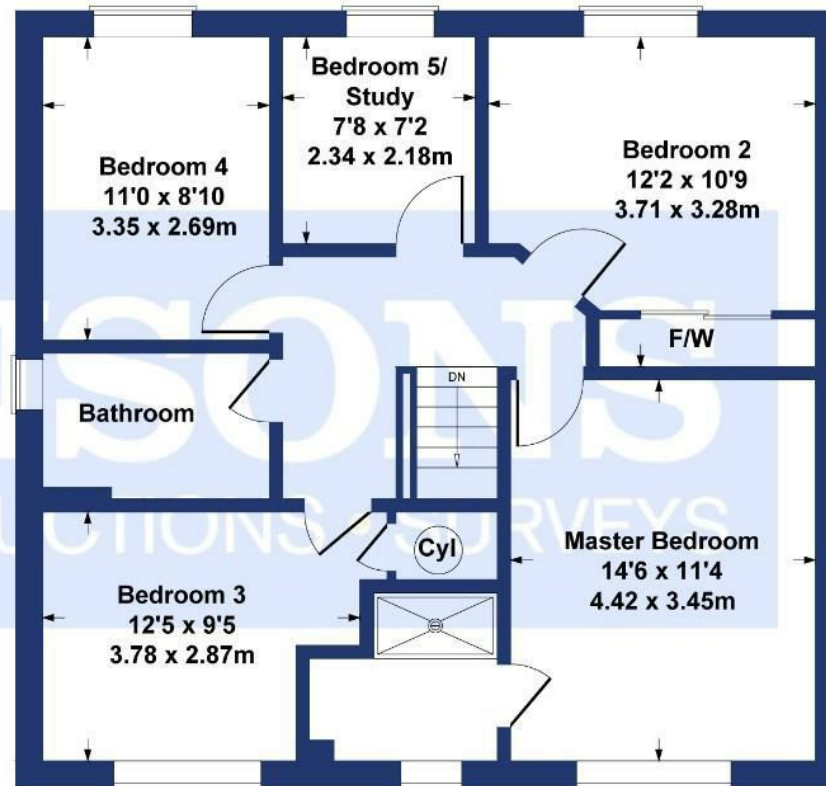


# Castle Howard Court

Approximate Gross Internal Area  
1548 sq ft - 144 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. 2022

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) <b>A</b>		
(81-81) <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	

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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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