



Hewick Road, Spennymoor, DL16 6PF
4 Bed - House - Detached
Offers Over £289,950

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Robinsons are delighted to bring to the market this beautifully styled and impeccably maintained FOUR-BEDROOM DETACHED TOWNHOUSE, a real testament to the care, quality, and attention to detail shown by its current owners. Occupying a prime position on the prestigious Acorns development within Durham Gate, this impressive home benefits from a larger-than-average plot and a generous rear garden, offering an excellent balance of space, comfort, and contemporary family living. Early viewing is highly recommended to fully appreciate the size, layout, and exceptional standard of accommodation on offer. Ideally suited to the growing family, the property enjoys a convenient location just a short drive from Spennymoor Town Centre, with easy access to Durham, Darlington, and Teesside. Excellent transport links via the A1(M) and A19 further enhance its appeal, while local shops, schools, and amenities are close at hand.

Internally, the accommodation comprises a welcoming entrance hallway, cloakroom/WC, and a generously proportioned lounge, flowing through to a superb open-plan kitchen and dining area, complemented by a useful utility room. To the first floor, there are three well-proportioned bedrooms, including one with en-suite facilities, alongside a stylish family bathroom. The second floor is home to an impressive master suite, featuring a dressing room and further en-suite facilities. Externally, the property offers an easy-to-maintain front garden, driveway leading to a garage, and to the rear, a good-sized enclosed garden with patio and decked areas, ideal for outdoor entertaining.

EPC Rating: B
Council Tax Band: D

Entrance Hallway

Storage cupboard, radiator, stylish flooring, stairs to first floor

W/C

W/C, Radiator, extractor fan, tiled flooring and splash backs

Lounge

16'4" x 10'5" max (5.00m x 3.20m max)

UPVC bay Window, radiator

Kitchen / Diner

18'6" x 16'7" max (5.64m x 5.08m max)

Stunning wall and base units, integrated oven, hob, extractor fan, Space for fridge freezer, plumbed for washing machine, Central Island, UPVC window, quality flooring, radiator. French doors leading to rear, Stylish worktops with inset sink with mixer tap.

Utility Room

5'7 x 3'7 (1.70m x 1.09m)

Plumbed for washing machine, Space for dryer,

First Floor Landing

Radiator, storage cupboard, stairs to second floor

Bedroom Two with en-suite

10'5" x 9'10" max (3.20m x 3.00m max)

With fitted wardrobes, UPVC window, radiator

En-Suite

Shower cubicle, wash hand basin, w/c, tiled splash backs, UPVC window

Bedroom Three

9'10" x 8'5" max (3.00m x 2.59m max)

Fitted wardrobes, radiator, UPVC window

Bedroom Four

8'9 x 8'4 max (2.67m x 2.54m max)

UPVC window, radiator

Bathroom

White panel bath, with shower over, wash hand basin, w/c, tiled splash backs, extractor fan, radiator.

Second Floor Landing

Velux window, radiator

Master Bedroom

112 x 106 max (34.14m x 32.31m max)

Top floor master bedroom, with fitted wardrobes, radiator

En-suite

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

Dressing Area

Velux window, radiator, storage cupboard

Externally

To the front elevation, is an easy to maintain garden and double length driveway, which leads to the garage, while to the rear is a good sized enclosed garden and patio.

Agents 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 £35 + VAT (£42 including VAT per individual purchaser applies for carrying out these checks.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	85	
(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	

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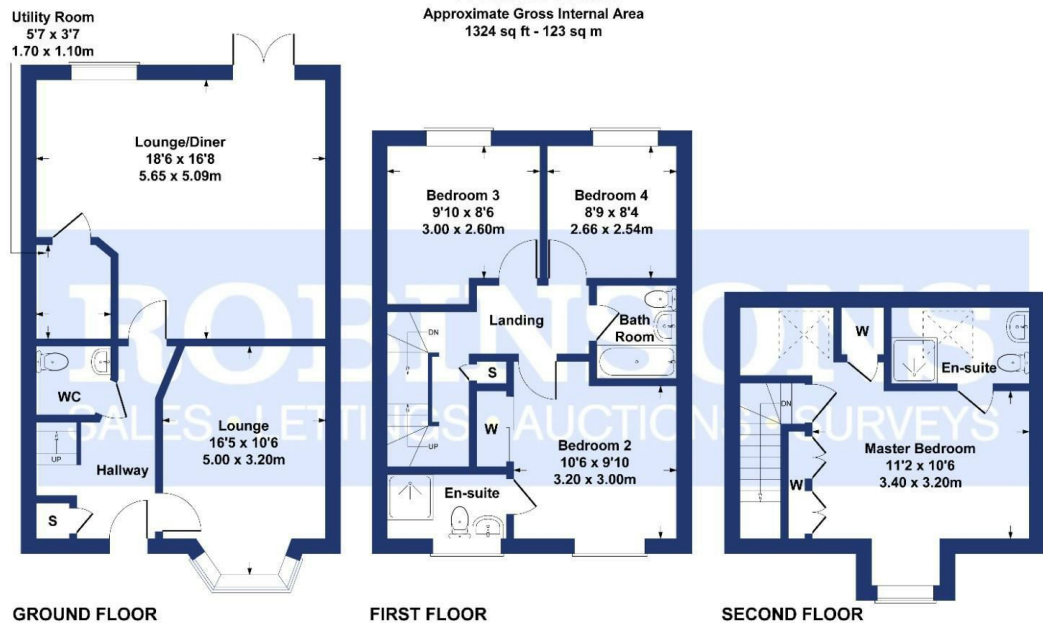
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Hewick Road

Approximate Gross Internal Area
1324 sq ft - 123 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.

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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.

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