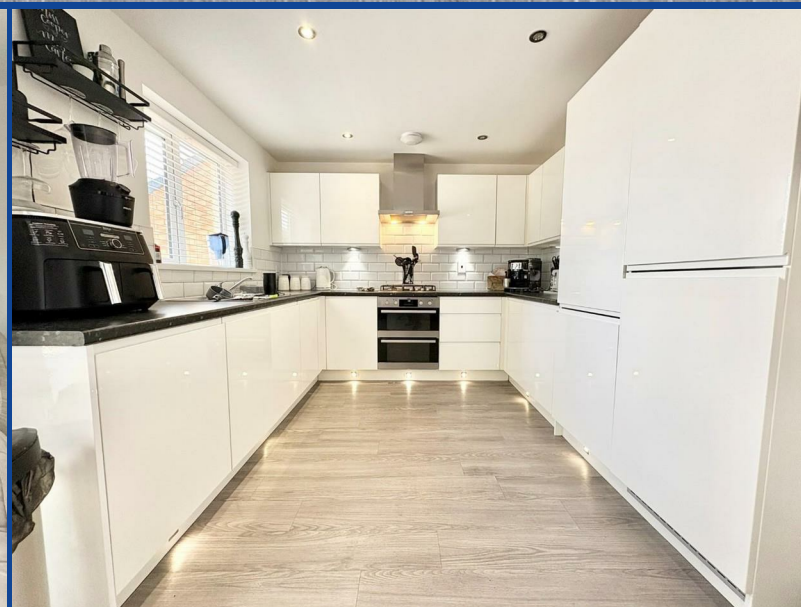




Boyle Grove, Spennymoor, DL16 6FA
4 Bed - House - Detached
Asking Price £285,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Robinsons are delighted to offer to the market this exceptionally well-presented four-bedroom detached family home, built by Taylor Wimpey in 2019 to their popular "Downham" design. Occupying a pleasant position within this sought-after development, the property offers spacious, modern accommodation throughout and is ready to move straight into.

The ground floor briefly comprises a welcoming entrance hallway, convenient cloakroom/WC, spacious lounge and a superb open-plan family dining kitchen, fitted with a range of contemporary wall and base units alongside integrated appliances including a fridge, freezer and dishwasher. The kitchen provides an ideal space for both everyday family life and entertaining. An internal door leads to the integral garage, which incorporates a useful utility area and benefits from an electric garage door and EV charging point.

To the first floor are four generous double bedrooms, with the principal bedroom enjoying its own stylish en-suite shower room. The remaining bedrooms are served by a modern family bathroom, while one bedroom is currently utilised as a dressing/beauty room, demonstrating the versatility of the accommodation.

Externally, the property boasts a beautifully landscaped rear garden offering a good degree of privacy and an excellent space for relaxing or outdoor dining. To the front, a double-width driveway provides ample off-road parking and leads to the integral garage.

Conveniently situated close to local amenities, reputable schools and excellent transport links, this impressive home is sure to appeal to a wide range of buyers. The property also benefits from the remainder of the NHBC warranty for additional peace of mind.

Early viewing is highly recommended to appreciate the quality, space and location on offer.

EPC Rating B
Council Tax Band D

Hallway

Quality flooring, storage cupboard, access to garage, stairs to first floor

W/C

W/C, wash hand basin, radiator, part tiled and extractor fan.

Lounge

14'4" x 10'2 (4.37m x 3.10m)

Quality flooring, radiator, Upvc window.

Kitchen / Diner.

24'1" x 12'2 (7.34m x 3.71m)

Stunning White wall and base units, integrated oven, hob, extractor fan, fridge/ freezer, extractor fan, tiled splash backs, space for dining room table, Upvc window, radiator, under counter lighting, quality flooring, French doors leading to rear garden,

Landing

Upvc window, loft access, radiator.

Bedroom One

13'4" x 12'0 (4.06m x 3.66m)

Upvc window, radiator

Ensuite

Double shower cubicle, wash hand basin, w/c, extractor fan, radiator, fully tiled.

Bedroom Two

11'3" x 10'5 (3.43m x 3.18m)

Upvc window, radiator

Bedroom Three

12'0" x 10'3 (3.66m x 3.12m)

Upvc window, radiator

Bedroom Four

10'8" x 10'6 (3.25m x 3.20m)

Upvc window, radiator

Family Bathroom

White panelled bath with shower over, wash hand basin, w/c, Upvc window, radiator, tiled flooring, extractor fan

Externally

Externally, the property boasts a beautifully landscaped rear garden offering a good degree of privacy and an excellent space for relaxing or outdoor dining. To the front, a double-width driveway provides ample off-road parking and leads to the integral garage.

Agents Notes

Council Tax: Durham County Council, Band D

Property Construction – Non Standard - 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 £50.00 + VAT (£60.00 including VAT) per individual purchaser applies for carrying out these checks.



OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

Property Auctions

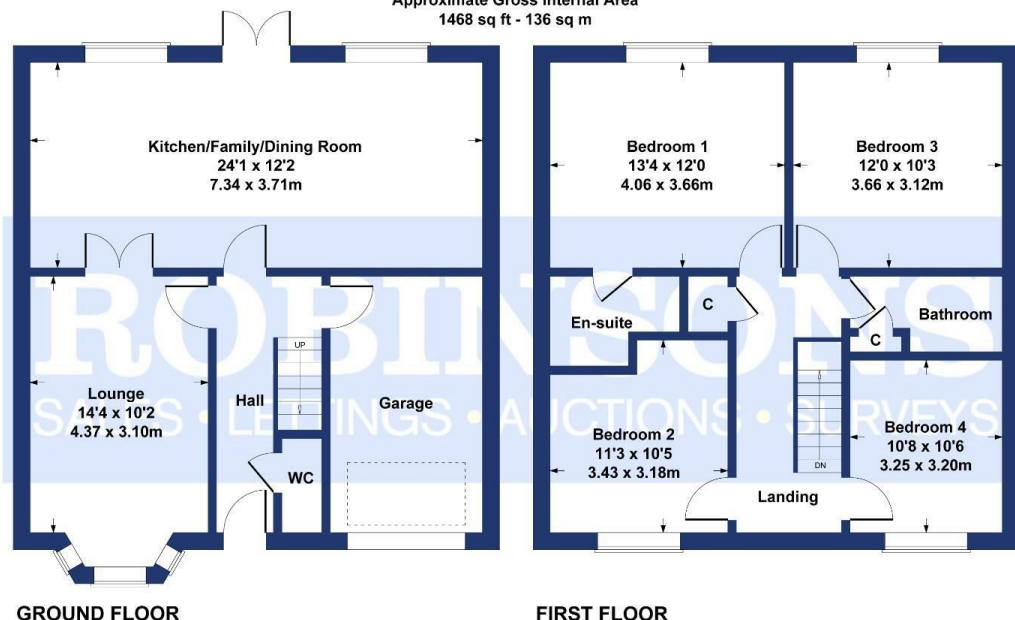
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Boyle Grove

Approximate Gross Internal Area
1468 sq ft - 136 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. 2026

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(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