

Lilac Close, Middlestone Moor, DL16 7YB
4 Bed - House - Detached
£285,000

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Nestled in the tranquil cul-de-sac of Lilac Close, Middlestone Moor, this beautifully presented four-bedroom detached house is a true gem, ideal for modern family living. The property boasts a harmonious blend of contemporary luxury and practical design, ensuring it meets the needs of today's discerning buyers.

Upon entering, you are welcomed into a spacious lounge that exudes comfort and style. The heart of the home is undoubtedly the stunning open-plan kitchen and dining area, perfect for family gatherings and entertaining guests. A delightful sunroom extension bathes the space in natural light, creating a warm and inviting atmosphere. The ground floor also features a useful utility room and a convenient W/C, enhancing the functionality of the home.

As you ascend to the first floor, you will find four generously sized bedrooms. The master bedroom is particularly impressive, complete with fitted wardrobes and an ensuite bathroom, providing a private sanctuary for relaxation. Bedrooms two and three also benefit from fitted wardrobes, ensuring ample storage for the whole family. A well-appointed family bathroom completes this level.

Externally, the property offers a large driveway with space for three to four vehicles, along with a garage for additional storage. The rear garden is a delightful retreat, featuring an enclosed private space with a patio area, perfect for enjoying the outdoors or unwinding in the hot tub (Hot tub not included).

Conveniently located, this home is just a short stroll from local shops, schools, and regular bus services, with excellent road links to Bishop Auckland, Darlington, and Durham. Spennymoor town centre, with its wide range of shopping and leisure facilities, is approximately one mile away.

This stunning residence is sure to attract family buyers and should be viewed at the earliest opportunity to fully appreciate its charm and potential.

EPC Rating TBC
Council Tax Band B

Hallway

Quality flooring, radiator, stairs to first floor.

Lounge

14'8 x 12'8 (4.47m x 3.86m)

UPVC bay window, radiator, quality flooring.

Kitchen/Diner

21'1 x 11'8 max points (6.43m x 3.56m max points)

Modern wall base units, integrated oven, hob, dishwasher, fridge freezer, stylish worktops with inset sink with mixer tap and drainer, radiator, tiled splashbacks, quality flooring, breakfast bar, space for dining room table, uPVC window, storage cupboard, radiator.

Sunroom

11'5 x 10'8 (3.48m x 3.25m)

Quality flooring, spotlights.

Utility Room

6'0 x 5'5 (1.83m x 1.65m)

Plumbed for washing machine, radiator, access to rear.

W/C

W/C, wash hand basin, quality flooring, uPVC window, extractor fan.

Landing

Storage cupboard, loft access.

Bedroom One

12'5 x 11'7 (3.78m x 3.53m)

Fitted wardrobes, radiator, uPVC window, quality flooring.

En-Suite

Shower cubicle, wash hand basin, W/C, tiled flooring, uPVC window, chrome towel radiator, uPVC window.

Bedroom Two

11'7 x 8'1 (3.53m x 2.46m)

UPVC window, radiator, fitted wardrobes, quality flooring.

Bedroom Three

11'1 x 9'0 (3.38m x 2.74m)

UPVC window, quality flooring, radiator, fitted wardrobe.

Bedroom Four

10'0 x 8'0 (3.05m x 2.44m)

UPVC window, radiator, quality flooring.

Bathroom

White panelled bath with shower over, wash hand basin, W/C, fully tiled, chrome towel radiator, uPVC window.

Externally

To the front elevation is a large driveway and garage. While to the rear, there is a good sized garden and patio.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband:

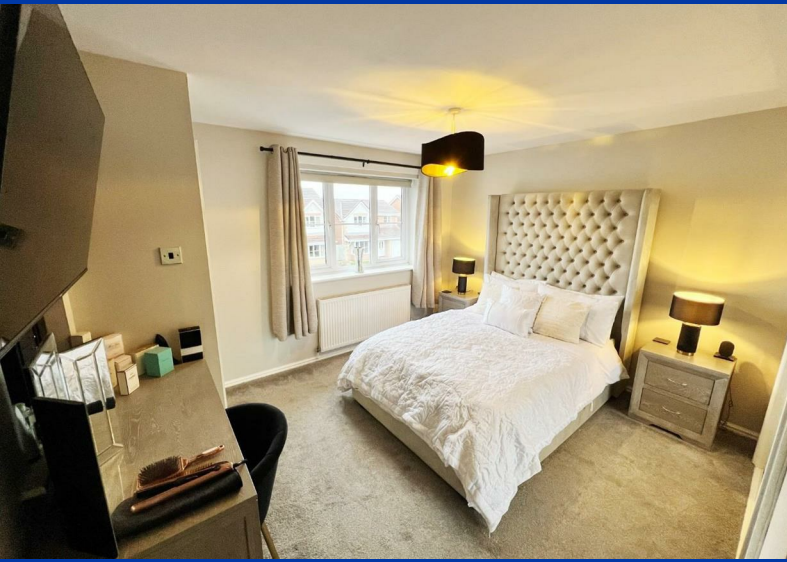
Mobile Signal:

Tenure: Freehold

Council Tax: Durham County Council, Band: D approx. £2,555.93 pa

Energy Rating: TBC

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. 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. Robinsons cannot accept liability for any information provided.



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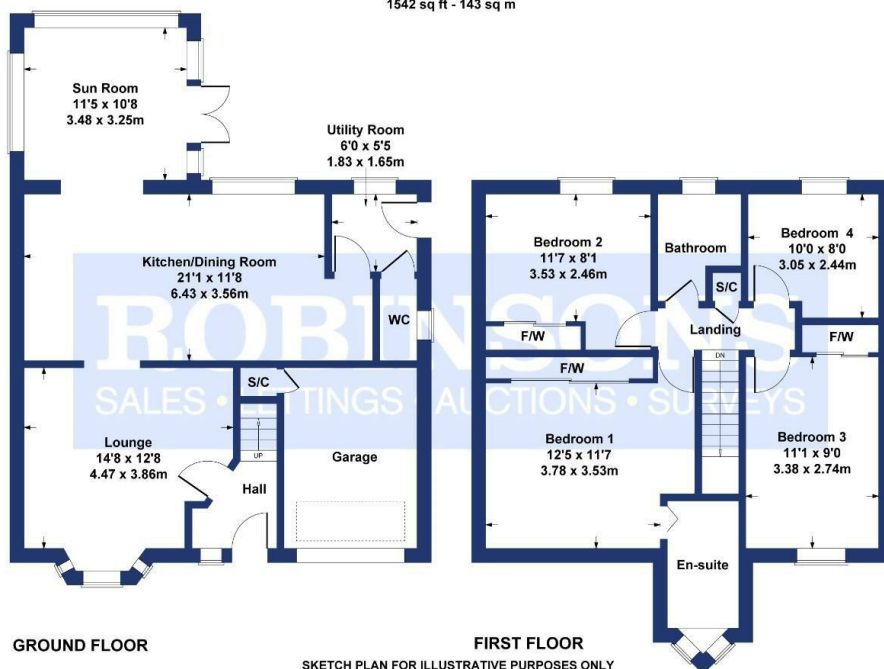
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Lilac Close
Approximate Gross Internal Area
1542 sq ft - 143 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. 2025

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
105-91kWh/m² A		
91-81kWh/m² B		
81-65kWh/m² C		
65-55kWh/m² D		
55-48kWh/m² E		
48-35kWh/m² F		
35-20kWh/m² G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
102-91kWh/m² A		
91-80kWh/m² B		
80-65kWh/m² C		
65-55kWh/m² D		
55-54kWh/m² E		
54-38kWh/m² F		
38-20kWh/m² G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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