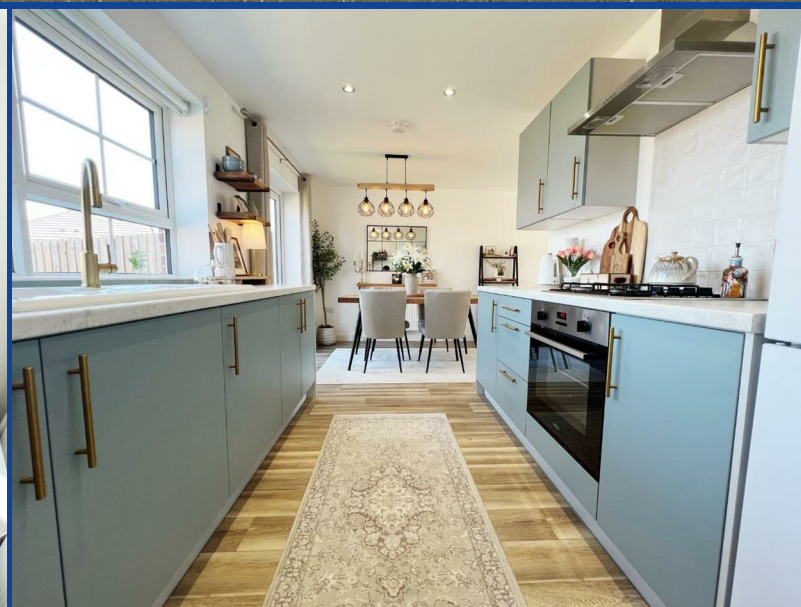




Gibside Way, Spennymoor, DL16 7GQ
3 Bed - House - Detached
Asking Price £235,000

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Robinsons are delighted to present this stunning three bedroom detached home on the highly sought after Burton development in Spennymoor. Ideally positioned within easy reach of the town centre with its excellent range of shopping and leisure facilities, this property is sure to attract strong interest. Early viewing is strongly recommended to avoid disappointment.

Built by Barratt Homes to their renowned high quality standards, the property offers superb family sized accommodation, benefiting from gas central heating and uPVC double glazing throughout. One of the standout features is the impressive open plan kitchen and dining area, complete with French doors opening onto the rear garden.

Immaculately presented, the accommodation briefly comprises: welcoming entrance hall, spacious lounge, stylish open plan kitchen and dining room, useful utility area, and a ground floor cloakroom WC. To the first floor, the landing leads to three well proportioned bedrooms, with the master enjoying its own en suite shower room. A modern family bathroom WC completes the upper level.

Externally, the property features an easy to maintain front garden and a driveway leading to the integral garage. The rear boasts a generous enclosed garden with a patio area, ideal for families and outdoor entertaining.

This beautiful home offers everything required for comfortable modern living, and internal inspection is highly advised.

EPC Rating B
Council Tax Band C

Hallway

Radiator, Stairs to first floor.

Lounge

14'0 x 9'9 (4.27m x 2.97m)

Upvc windows, storage cupboards, radiator.

Kitchen / Diner

16'5 x 8'2 max points (5.00m x 2.49m max points)

Morden wall and base units, integrated oven, hob, extractor fan, ceramic sink with mixer tap and drainer, space for fridge / freezer, Upvc window, radiator, space for dining room table, tiled splash backs and French doors leading to the rear garden.

Utility Room

5'5 x 5'0 (1.65m x 1.52m)

Base units, radiator, Upvc window, plumbed for washing machine, extractor fan.

Landing.

W/C, wash hand basin, Upvc window, radiator.

Landing

Loft access

Bedroom One

14'2 x 9'0 (4.32m x 2.74m)

Upvc window, radiator

Ensuite

Shower Cubicle, wash hand basin, W/C, Upvc window, chrome towel rail, extractor fan.

Bedroom Two

11'8 x 10'0 (3.56m x 3.05m)

Fitted wardrobe, Upvc window, radiator

Bedroom Three

8'8 x 10'7 max points (2.64m x 3.23m max points)

Upvc window, radiator

Bathroom

White panelled bath, wash hand basin, W/C, Upvc window, chrome towel radiator, extractor fan.

Externally

To the front elevation is a easy to maintain garden and double block paved driveway, which leads to a garage, while to the rear there is a lovely and easy to maintain enclosed garden.

Agents notes

Council Tax: Durham County Council, Band C

Tenure: Freehold

Property Construction – Standard

Estate Management - Green £120 PA Roughly.

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

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>

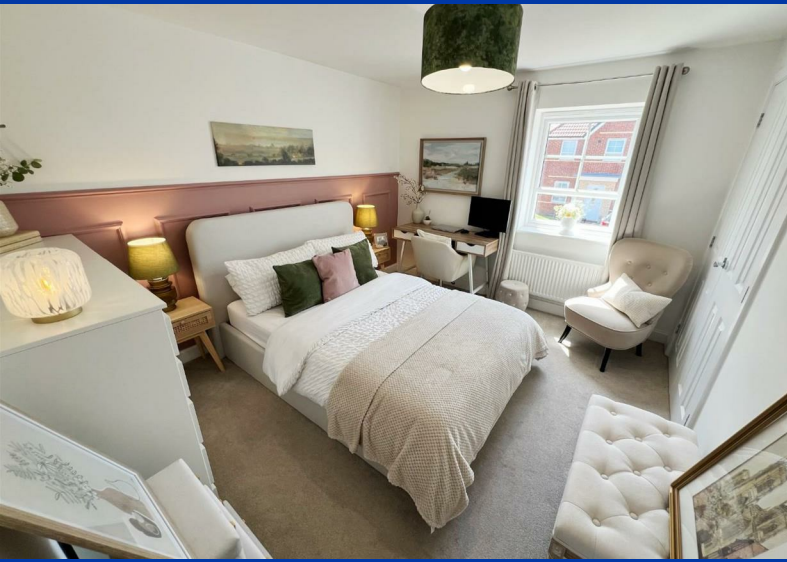
Protected Trees – None known

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.

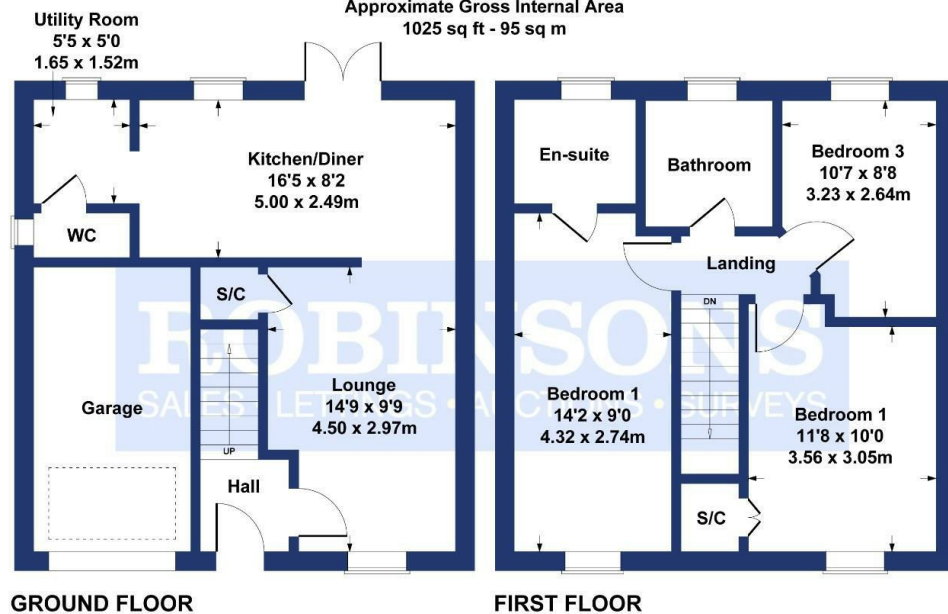


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Strategic Marketing Plan
Dedicated Property Manager

Gibside Way

Approximate Gross Internal Area
1025 sq ft - 95 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		96
(81-91) B	83	
(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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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.



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