

**Abbey Green, DL16 6PD**  
**4 Bed - House - Detached**  
**£265,000**

**ROBINSONS**  
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Robinsons are delighted to offer to the market this IMMACULATE FOUR BEDROOM DETACHED HOUSE located on the ever popular Durham Gate development. Early viewing is highly recommended to avoid disappointment and the property in our opinion should appeal to a variety of purchasers including the GROWING FAMILY. Conveniently located for access to nearby Spennymoor Town centre, local shops, schools and amenities and superbly located for the commuter travelling to nearby Durham City, Darlington and Teesside. This lovely home benefits from large lounge, stunning kitchen, well presented bathrooms, easy to maintain gardens, off road parking, garage, UPVC DOUBLE GLAZING and GAS CENTRAL HEATING.

The property briefly comprises of ENTRANCE HALL, CLOAKROOM, LARGE LOUNGE with French doors overlooking REAR GARDENS, truly stunning KITCHEN/BREAKFAST ROOM/ FAMILY ROOM, useful utility room. Whilst to the first floor FOUR BEDROOMS, MASTER with EN-SUITE FACILITIES and fitted wardrobes and FAMILY BATHROOM. Externally the property enjoys FRONT & REAR GARDENS, the REAR GARDENS has been designed to be easily maintained and has a lovely patio area, which gives access to GARAGE and DRIVEWAY. In more detail the accommodation comprises of

EPC Rating C  
Council Tax Band E

#### **Hallway**

Tiled flooring, featured radiator, stairs to first floor.

#### **W/C**

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

#### **Lounge**

19'1 x 11'2 (5.82m x 3.40m)

Quality flooring, radiators, uPVC windows with shutter blinds, french doors leading to the rear garden.

#### **Kitchen/Diner/ Family room**

26'5 x 9'9 (8.05m x 2.97m)

Stunning wall and base units, integrated double oven, five ring hob, fridge freezer, dishwasher, quartz sink with mixer tap and drainer, stylish worktops with matching splashbacks, under counter lighting, space for dining room table, uPVC windows with shutter blinds, feature radiator, tiled flooring, extractor fan.

#### **Utility Room**

6'1 x 5'4 (1.85m x 1.63m )

Base units, plumbed for washing machine, uPVC window with shutter blinds, tiled flooring, access to rear.

#### **Landing**

Quality flooring, uPVC window, radiator, loft access, airing cupboard.

#### **Bedroom One**

14'6 x 9'9 (4.42m x 2.97m)

UPVC window, radiator, quality flooring, fitted wardrobes.

#### **En-suite**

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

#### **Bedroom Two**

11'4 x 8'3 (3.45m x 2.51m )

UPVC window, radiator, quality flooring.

#### **Bedroom Three**

9'9 x 8'7 (2.97m x 2.62m )

UPVC windows, radiator, fitted wardrobes, dressing table.

#### **Bedroom Four**

10'4 x 8'3 (3.15m x 2.51m )

UPVC windows, fitted wardrobes, CCTV controls.

#### **Bathroom**

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

#### **Externally**

To the front elevation there is an easy to maintain forecourt. While to the rear the property enjoys a lovely enclosed garden and patio which gives access to a driveway and garage.

#### **Agent Notes**

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband:

Mobile Signal/Coverage:

Tenure: Freehold

Council Tax: Durham County Council, Band E - Approx. £2,984.44 p.a

Energy Rating: C

**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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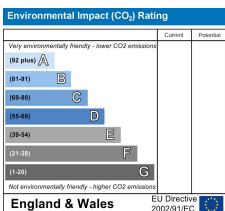
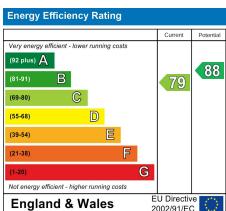
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1



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