

# HUNTERS®

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## Queens Park Road

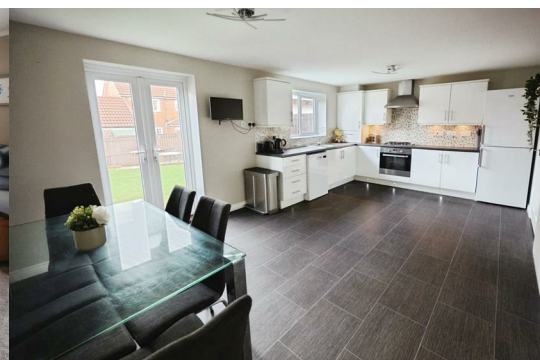
Spennymoor, DL16 6NQ

Price £220,000



Immaculately presented, four bedroomed detached property located on Queens Park Road, Spennymoor. Benefiting from a fantastic landscaped garden, driveway and detached garage, this property would be the perfect home for growing families. Pleasantly positioned within a popular residential estate close to Spennymoor Town Centre, the property is within close proximity to a range of local amenities including local bakeries, retail stores, convenience shops, cafes and schools. There is an extensive public transport system in the area allowing for access by bus to neighbouring towns and villages including Bishop Auckland and Durham.

In brief, the property comprises; an entrance hall leading into the living room, kitchen, utility room and cloakroom. The first floor consists of the master bedroom with ensuite, three further bedrooms and family bathroom. Externally, the property has a dual length driveway leading to the detached garage with up and over door to the side elevation. To the rear, there is a beautifully landscaped garden mainly laid to lawn with steps leading down to the patio area which is ideal for outdoor seating and hosting.



Living Room 14'2" x 13'1" (4.32m x 4.0m )  
Generously sized living room which offers plenty of space for furniture, with modern decor and large window to the front elevation provides ample natural light.

Kitchen / Dining Room 20'0" x 11'1" (6.11m x 3.38m )  
Spacious and modern kitchen/dining room spanning the width of the property fitted with a range of white wall base and drawer units, contrasting work surfaces, tiled splash backs, sink/drain, integrated electric oven, gas hob and overhead extractor hood, with space available for further free standing appliances and dining furniture. French doors lead into the rear garden.

Utility 6'10" x 4'7" (2.1m x 1.4m )  
The utility room provides a great additional storage space with further base units and plumbing for a washing machine and tumble dryer.

WC 4'7" x 3'3" (1.4m x 1.0m )  
The cloakroom is fitted with a wash hand basin and WC.

Master Bedroom 12'1" x 10'8" (3.7m x 3.26m)  
Spacious master bedroom with plenty of space for a king-sized bed and further furniture, with neutral decor and large window to the front elevation.

Ensuite 6'6" x 5'6" (2.0m x 1.68m )  
Ensuite to the master bedroom fitted with a shower cubicle, wash hand basin and WC with frosted window to the side elevation.

Bedroom Two 11'5" x 10'9" (3.5m x 3.3m )  
Well sized double bedroom benefiting from neutral decor and window to the rear elevation.

Bedroom Three 9'0" x 7'4" (2.76m x 2.25m )  
Large single bedroom with plenty of space for furniture, modern decor and window to the front elevation

Bedroom Four 9'1" x 7'10" (2.77m x 2.4m )  
The fourth single bedroom also offers an ideal space for a home office or playroom with window to the rear elevation.

Bathroom 6'6" x 5'2" (2.0m x 1.6m )  
The family bathroom is fitted with a panelled bath with overhead shower, wash hand basin and WC.

External  
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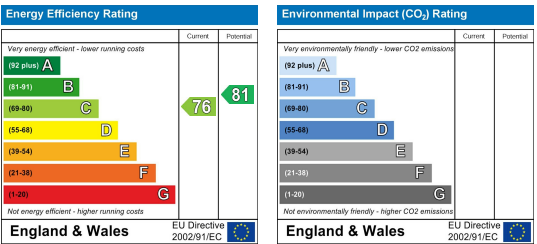
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.