



**30 Bluebell Drive, Spennymoor, DL16 7YF**

**£274,950**

We are pleased to offer to the market this beautifully presented family home in Spennymoor, close to local schools and shops, on a good bus link to nearby towns and villages and a short distance from the town centre. The property is immaculately decorated throughout and offers gas central heating, double glazing, attractive high gloss fitted kitchen with built in appliances, comfortable lounge which opens on to a large conservatory, downstairs cloak room, home office, four good size bedrooms master with en- suite, family bathroom. To the rear is a pleasant garden area with patio and at the front is a lawned area with extensive off road parking. The garage has been separated to provide a workshop space and a useful utility area. This stunning home will be of particular interest to the family buyer and should be viewed at the earliest opportunity.

## Ground Floor

### Entrance Hall



Has composite entrance door, staircase with recently fitted wool loop carpet leads to the first floor, access to utility area and workshop/ storage with power and lighting and wall mounted combination gas boiler.

### Home Office/Study 8'0 x 10'11 (2.44m x 3.33m)



Has coved ceiling and central heating radiator.

### Downstairs Cloakroom



Has white suite comprising: WC, hand wash basin with built in storage cupboard, chrome heated towel radiator, tiled walls and tiled floor.

### Kitchen 8'5 x 12'1 (2.57m x 3.68m)



Has a range of fitted high gloss wall and base units, laminate work surfaces, composite inset sink unit with mixer tap, tiled splash backs, built in electric oven, hob and extractor unit, plumbing for automatic washing machine, integrated fridge freezer and dishwasher, central heating radiator, ceiling spotlights, tiled floor and composite entrance door leading outside.

### Lounge 13'9 x 11'4 (4.19m x 3.45m)



Has modern feature fire surround with electric fire, engineered wood flooring, coved ceiling and contemporary central heating radiator and UPVC french doors leading to conservatory.

### Conservatory 12'3 x 8'1 (3.73m x 2.46m)



Has engineered wood flooring, central heating radiator and UPVC french doors leading out onto rear garden

## First Floor

### Bedroom 1 11'1 x 9'2 (3.38m x 2.79m)



Has recently fitted wool loop carpet, fitted sliding door wardrobes, central heating radiator and en-suite.

#### En-Suite



Has white suite comprising: shower cubicle with mixer shower, hand wash basin in vanity unit, WC, central heating towel radiator, quartz tiles to walls and floor.

### Bedroom 2



Has central heating radiator and recently fitted wool loop carpet.

### Bedroom 3 9'5 x 7'3 (2.87m x 2.21m)



Has fitted sliding door wardrobes and central heating radiator.

### Bedroom 4 9'2 x 7'7 (2.79m x 2.31m)



Has central heating radiator and recently fitted wool loop carpet.

### Bathroom WC



Has re fitted white suite comprising: integrated bath, hand wash basin, WC, chrome heated towel radiator, quartz tiles to walls and floor.

## Exterior

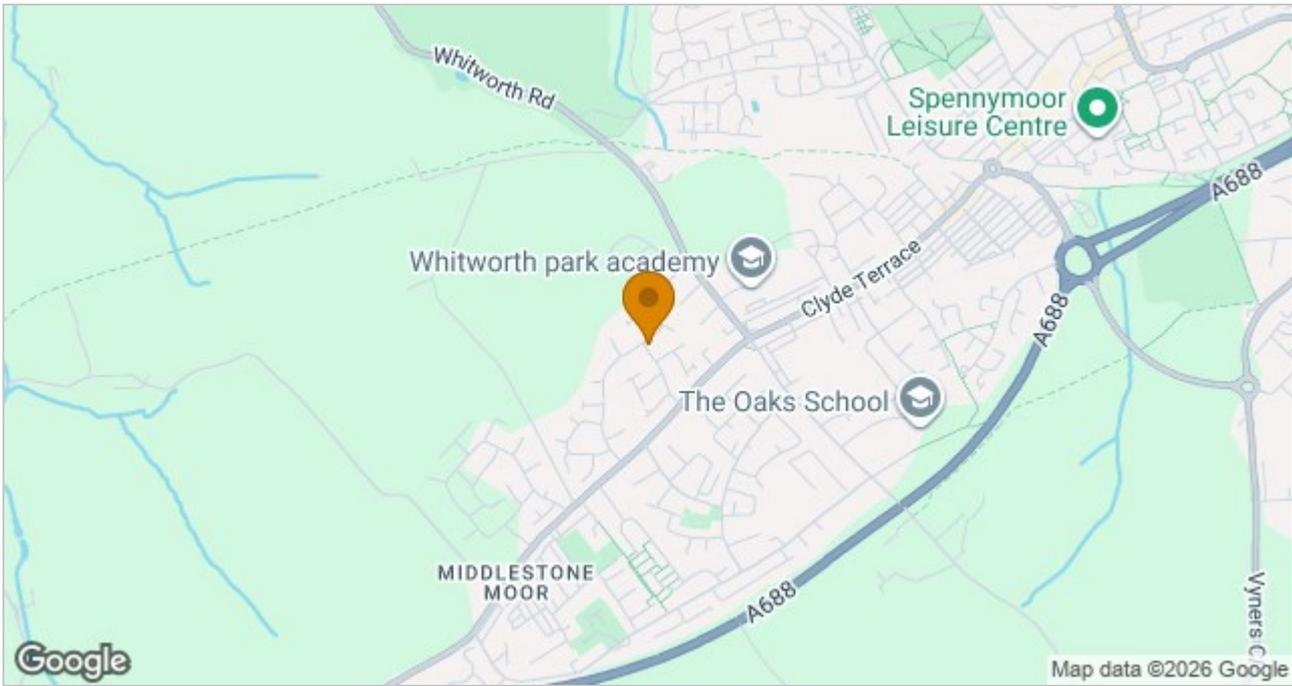


To the front of the property is an extensive driveway offering ample off road parking, access to garage area and garden laid to lawn with mature trees and shrubs. To the rear is an enclosed garden with patio and decking areas, artificial lawn.

## Disclaimer

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## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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