



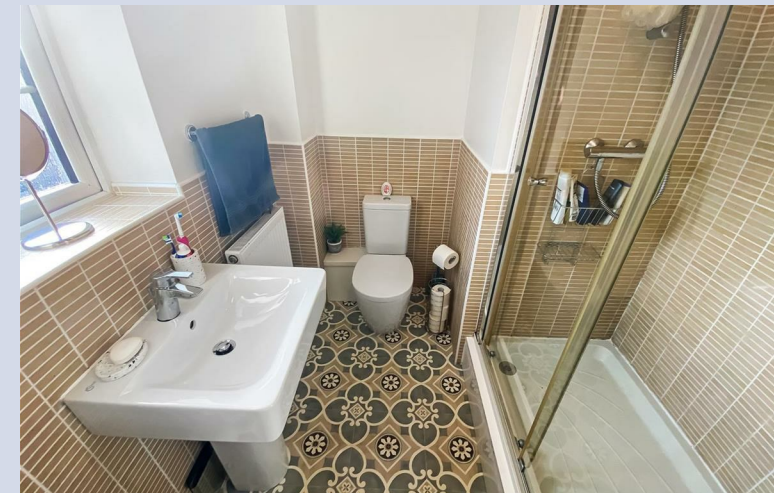
Occupying a GENEROUS CORNER PLOT this 4/5 BEDROOM detached family home features a large open plan fitted kitchen/dining room and sizeable enclosed gardens to the rear.

Upon entering, you are greeted by a welcoming entrance hallway that leads to a spacious lounge at the front of the property, ideal for entertaining guests or enjoying quiet evenings. The heart of the home is undoubtedly the large open-plan fitted kitchen/dining room, which features elegant French doors that open onto the sizeable enclosed garden. This outdoor space is not overlooked, providing a peaceful retreat for family gatherings or summer barbecues.

In addition to the kitchen/dining room, the property boasts a convenient utility room with a WC, enhancing the practicality of daily living. The remaining three double bedrooms are generously sized, and there is also a study that can serve as a fifth bedroom, making it perfect for those who work from home or require additional space.

The property is set on a generous corner plot, offering a driveway that accommodates a number of vehicles, along with an integral single garage for added convenience. The family bathroom/WC is well-appointed, ensuring that all needs are met in this delightful home.

This property is a rare find, combining modern living with ample space and a lovely garden, making it an ideal choice for families or those seeking a comfortable and stylish residence in Spennymoor.





- 4/5 bedrooms
- Large open plan fitted kitchen/dining room with French doors
- Principal bedroom with built-in wardrobes and en-suite shower room/WC
- Study / 5th bedroom
- Generous corner plot with driveway suitable for parking a number of vehicles leading to integral garage
- Ground floor WC
- Utility room and ground floor WC
- Three further good size bedrooms
- Family bathroom/WC
- Sizeable enclosed rear garden - not overlooked

Agents Notes

Tenure:- Freehold

Mains gas, (central heating to radiators), electricity & drainage

uPVC double glazing throughout

Council Tax:- Band D

Local Authority:- Durham County Council

Buyer(s) Identification Checks

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AWAITING FLOOR PLAN

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B	82	
(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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MAB 6202



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