

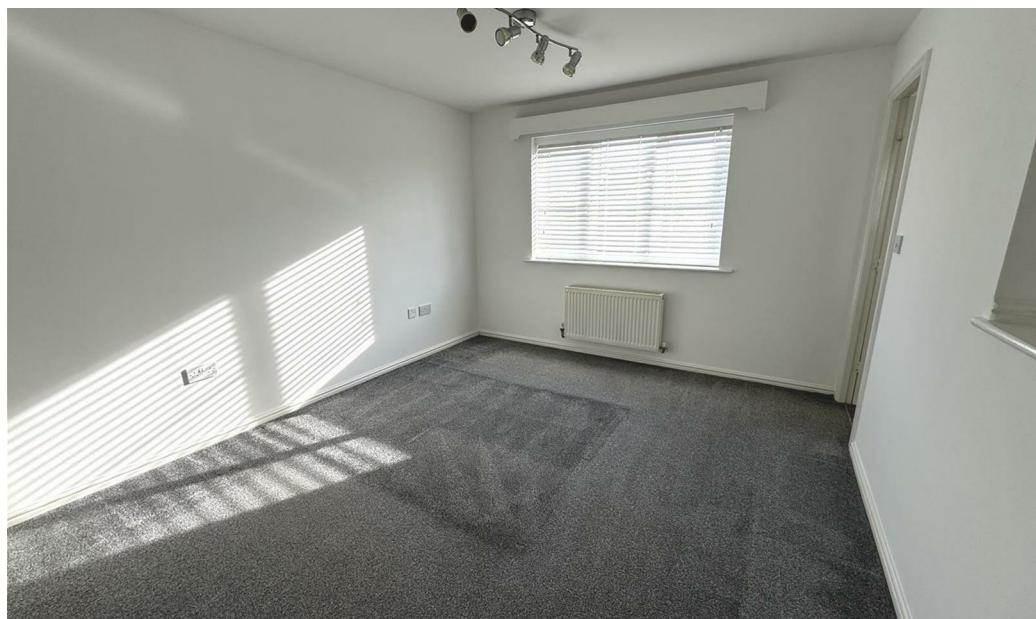


Aspen Close
Spennymoor DL16 7YQ
Chain Free £249,500





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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Aspen Close

Spennymoor DL16 7YQ



x 4



x 3



x 3

- Four Bedroom Detached Property
- EPC Grade C
- Two En Suites

- Breakfast Kitchen
- Garage, Off Road Parking and Enclosed Rear Garden
- UPVC Double Glazed

- Three Reception Rooms
- Ground Floor WC plus First Floor Family Bathroom
- Gas Central Heating

Welcome to this stunning detached house located in the desirable Aspen Close, Whitworth. This property boasts three spacious reception rooms, perfect for entertaining guests or simply relaxing with your family. With four bedrooms and three bathrooms, there is ample space for everyone in the household to enjoy their own privacy and comfort.

Spanning across 1,238 square feet, this charming house offers a perfect blend of modern living and traditional charm. The property features a well-designed layout that maximises space and natural light, creating a warm and inviting atmosphere throughout.

Conveniently, this house comes with parking space for two vehicles, ensuring that you and your guests will never have to worry about finding a place to park.

Don't miss out on the opportunity to make this beautiful house your new home. Contact us today to arrange a viewing and experience the charm of Aspen Close for yourself.

Ground Floor

Entrance Hall

Accessed via wooden door into the hallway way. Central heating radiator and stairs rise to the first floor. There is access to the garage from here also.

WC

Fitted with WC and corner wash hand basin, extraction fan, central heating radiator and grey wood effect laminate flooring.

Breakfast Kitchen

15'05" x 10'04" (4.70m x 3.15m)

Fitted with an extensive range of base and wall units, laminate work surfaces over and tiled splash backs. Integrated electric oven and hob, fridge, freezer and dishwasher, one and half bowl sink unit with space and plumbing for washing machine as required. There is ample space for a dining table if required. Door leads to the rear garden and UPVC window.

Lounge

16'10 x 10'08 (5.13m x 3.25m)

Located to the front elevation of the property having UPVC bay window, gas fire set on neutral hearth and surround, central heating radiator and double opening doors into the dining room.

Dining Room

10'04" x 10'08" (3.15m x 3.25m)

Having UPVC patio doors, central heating radiator and door leads into the kitchen.

Conservatory

13'04" x 9'04" (4.06m x 2.84m)

Having UPVC windows to three sides, tiled flooring with under floor heating and UPVC doors to the rear garden.

First Floor

Landing

Stairs rise from in her hallway and provide access to the first floor living accommodation, storage cupboard and the loft.

Bedroom One

10'10" x 12'02" (3.30m x 3.71m)

Located to the rear elevation of the property having UPVC window, fitted blinds, four door built in wardrobes and central heating radiator.

En Suite/WC

Having three piece suite comprising shower cubicle, wash hand basin set on a vanity storage unit with mirror over and WC. Grey wood effect laminate flooring, central heating radiator, extraction fan, obscured UPVC window and ceiling spot lights.

Bedroom Two

9'11" x 8'05" (3.02m x 2.57m)

Located to the front elevation of the property having UPVC window, fitted three door wardrobes, wall mounted mirror and central heating radiator.

Jack and Jill En Suite/WC

Fitted with shower cubicle, WC and wash hand basin, obscured UPVC window and central heating radiator. Grey wood effect flooring and extraction fan.

Bedroom Three

8'07" x 8'10" (2.62m x 2.69m)

Located to the rear elevation of the property having four door fitted wardrobes and drawers, UPVC window and central heating radiator.

Bedroom Four

10'02" x 9'04" (3.10m x 2.84m)

Located to the rear elevation of the property having UPVC window, three door fitted wardrobes and central heating radiator.

Bathroom/WC

Fitted with three piece suite comprising bath with separate handheld shower attachment, wash hand basin and WC. Central heating radiator, obscured UPVC window and wall mounted mirror and vanity cabinet. Grey wood effect laminate flooring.

Externally

The front garden is half laid to lawn with off road parking to one side. Gated access to the rear garden.

The enclosed rear garden is mainly laid to lawn with a patio seating area and bounded by mature shrubs and fruit trees. To the foot of the garden is a large timber framed shed.

Garage

8'07" x 16'05" (2.62m x 5.00m)

Having up and over door power and lighting. The central heating boiler can be found here.

Energy Performance Certificate

To view the full energy performance certificate for this property, please use the link below:

<https://find-energy-certificate.service.gov.uk/energy-certificate/9505-3911-5209-2829-2204>

EPC Grade C

Other General Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Highest available download speed 9000 Mbps Highest available upload speed 9000 Mbps

Mobile Signal/coverage: Limited, we would recommend speaking with your network provider

Council Tax: Durham County Council, Band: D. Annual price: £2,671.45 (Maximum 2025)

This property has been vacant for a number of months, additional council tax charges may be payable upon completion)

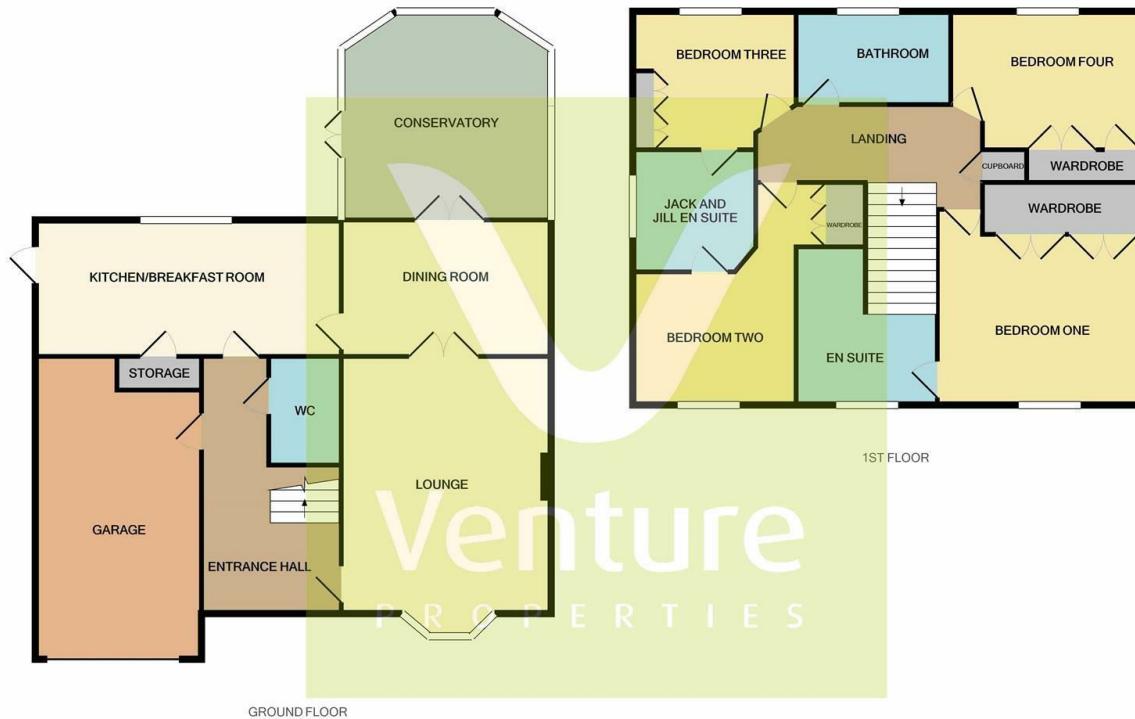
Energy Performance Certificate Grade C

Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.

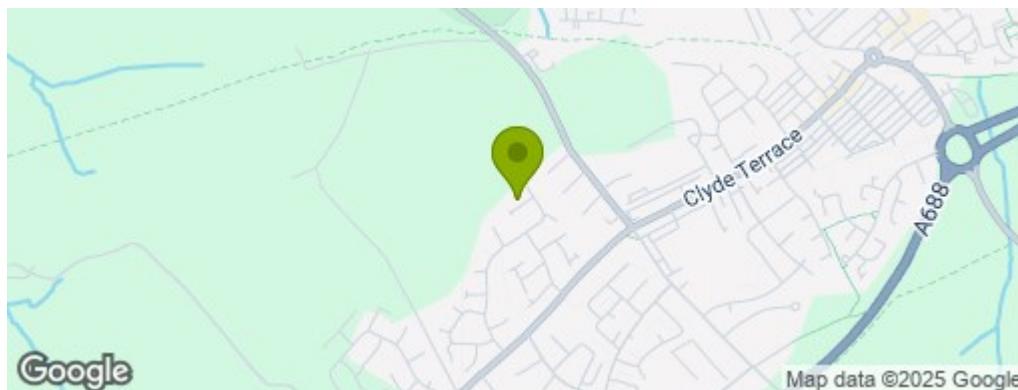
Flood Risk: Very low risk of flooding from rivers and the sea, medium risk of surface water flooding

Disclaimer

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Property Information

Durham County Council - Council Tax Band D
Tenure - Freehold

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