



Sledmore Drive, DL16 7GP  
5 Bed - House - Detached  
£257,500

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS



Situated in a cul de sac on this modern development on Sledmore Drive is this IMPRESSIVE FIVE BEDROOM DETACHED HOUSE which benefits from UPVC DOUBLE GLAZED and is warmed by GAS CENTRAL HEATING The floorplan briefly comprises of ENTRANCE HALLWAY, LOUNGE, OPEN PLAN KITCHEN/DINING ROOM with FRENCH DOORS leading to REAR GARDENS, UTILITY ROOM, CLOAKROOM/WC. To the first floor there are FIVE BEDROOMS, the MASTER having an EN-SUITE FACILITIES and a SEPARATE BATHROOM. Externally to the FRONT of the property is a DRIVEWAY along with ample off street parking which can accommodate 4-5 cars along with a SINGLE GARAGE. To the rear there is a GARDEN which is not overlooked, mainly laid to lawn with paved patio area and enjoys pleasant views over open countryside. Sledmore Drive is ideally located to being close to local amenities, schooling, bus routes and internal viewing comes highly recommended. In more detail the accommodation comprises of:-

Energy Efficiency Rating: B Environmental Impact Rating: B

## Externally

To the front of the property there is a small easy to maintain garden area, driveway along with ample off street parking which can accommodate 4-5 cars and a SINGLE GARAGE, the rear garden is enclosed by timber fencing with gated access, it is mostly laid to lawn with water system installed and with paved patio area, it is not directly overlooked and enjoys pleasant views over open countryside

## Entrance Hallway

## Lounge

15'8 x 11'4 (4.78m x 3.45m)

UPVC double glazed window to front elevation, TV point and central heated radiator

## Kitchen / Dining Room

10'7 x 21'7 (3.23m x 6.58m)

A range of modern wall, base and drawer units with contrasting work surfaces, inset stainless steel sink unit with mixer tap, four ring gas hob with built in oven below and chimney style extractor fan above, integrated dishwasher, recess for American style fridge/freezer, UPVC double glazed window, UPVC double glazed french doors to rear garden, central heated radiator and space for dining room table

## Utility Room

6'11 x 5'9 (2.11m x 1.75m)

Base units and work surfaces, incorporating an inset sink unit with mixer tap, wall mounted gas central heating boiler, recess and plumbing for automatic washing machine, central heated radiator and double glazed door to rear garden

## Cloakroom W/C

Low level w/c, wash hand basin with mixer tap, tiled splashbacks, extractor fan and central heated radiator

## Landing

Access to loft

## Bedroom One

14'9 x 11'5 (4.50m x 3.48m)

UPVC double glazed window to front elevation and central heated radiator

## En Suite

Double width shower cubicle with mains shower attachment, wash hand basin with mixer tap, low level w/c, tiled splashbacks and central heated radiator, uPVC window.

## Bedroom Two

11'10 x 10'8 (3.61m x 3.25m)

UPVC double glazed window to rear elevation and central heated radiator

## Bedroom Three

11'0 x 9'2 (3.35m x 2.79m)

UPVC double glazed window to rear elevation and central heated radiator, lovely outlook.

## Bedroom Four

9'5 x 12'6 (2.87m x 3.81m)

UPVC double glazed window to front elevation, central heated radiator and airing cupboard, lovely outlook.

## Bedroom Five

7'8 x 7'2 (2.34m x 2.18m)

UPVC double glazed window to rear elevation, central heated radiator and loft hatch, lovely outlook.

## Bathroom

A well fitted three piece suite comprising of panelled bath with mixer tap, overbath shower, wash hand basin with mixer tap, low level w/c, tiled splashbacks, frosted UPVC double glazed window, central heated radiator, laminate effect flooring and extractor fan







# OUR SERVICES

Mortgage Advice

Conveyancing

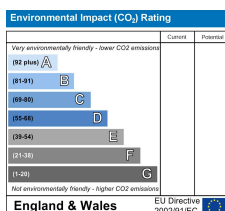
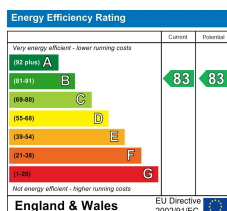
Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager



## DURHAM SALES & LETTINGS OFFICE

DURHAM CITY

1 Old Elvet

DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

## CHESTER-LE-STREET

45 Front Street

DH3 3BH

T: 0191 387 3000

E: info@robinsonscsls.co.uk

## BISHOP AUCKLAND

120 Newgate Street

DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

## CROOK

Royal Corner

DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

## SPENNYMOOR

11 Cheapside

DH16 6QE

T: 01388 420444

E: info@robinsonsspennymoor.co.uk

## DARLINGTON

7 Duke Street

DL3 7RX

T: 01325 484440

E: info@robinsonsdarlington.co.uk

## STOCKTON

21 Bishop Street

TS18 1SY

T: 01642 607555

E: info@robinsonstockton.co.uk

## HARTLEPOOL

106 York Road

TS26 9DE

T: 01429 891100

E: info@robinsonshartlepool.co.uk

## MIDDLESBROUGH

26 Stokesley Road

TS7 8DX

T: 01642 313666

E: info@robinsonsmiddlesborough.co.uk

## SEDGEFIELD

3 High Street

TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

## INGLEBY BARWICK

Barwick Lodge

TS17 0RH

T: 01642 762944

E: info@robinsonsbarnwick.co.uk

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



# ROBINSONS

SALES • LETTINGS • AUCTIONS

11 Cheapside, Spennymoor, DL16 6QE | Tel: 01388 420444 | info@robinsonsspennymoor.co.uk  
www.robinsonsestateagents.co.uk