



Bell Road, Spennymoor, DL16 7FX
4 Bed - House - Detached
Asking Price £285,000

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Bell Road Spennymoor, DL16 7FX

MORE PHOTOS COMING SOON

We are pleased to offer for sale a superb and truly stunning four bedroom detached family home, located on Merrington Park, a new popular residential development on the outskirts of Spennymoor within easy reach of the town centre where there are a range of shopping and leisure facilities. The property has recently been renovated to a ultra modern and high quality standard which is a credit to its current owners for its stylish and quality thought and can only be appreciated by internal viewing. This beautiful property offers excellent family sized accommodation with the benefit of new kitchen, bathroom, ensuite, floor coverings, double garage and driveway, gas central heating and upvc double glazing. A particular feature of the property is the large open plan Kitchen/Dining with French doors to the rear garden.

Presented in immaculate decorative order throughout the well appointed accommodation briefly comprises: entrance Hall, ground floor W/C, Lounge, stunning and recently fitted kitchen with central island, separate dining room / study, to the first floor is a four bedrooms with the master bedroom having the added bonus of stylish fitted wardrobes and recently fitted ensuite and beautiful family bathroom. Externally to the front and side elevation is a easy to maintain gardens whist to the rear there is a good sized garden and patio which has the sun for the most of the day. Given all of the above early viewing is advised to avoid any disappointment.













Externally

To the front & side of the property is an easy to maintain garden, whilst to the rear there is a good sized garden which gets the sun for most of the day, which leads to the double garage & blocked paved driveway.

Hallway

Radiator, storage cupboard, stairs to the first floor, stylish flooring.

Lounge

16'8 x 10'2 (5.08m x 3.10m)

Tastefully decorated, uPVC window, french doors leading to rear garden, quality flooring.

W/C

W/C, radiator, tiled splash backs, spot lights, extractor fan.

Dining Room

10'7 x 9'6 (3.23m x 2.90m)

Stylish flooring, uPVC window's, radiator.

Kitchen

15'1 x 15'1 (4.60m x 4.60m)

Ultra modern wall & base units, integrated double oven, hob, extractor fan, wine cooler, space for dishwasher, washing machine, fridge freezer, stylish workshops with matching splash backs, spot lights, large cupboard, feature radiator, uPVC window, french doors leading to rear garden, stylish flooring, modern sink with mixer tap & drainer, central island.

Landing

Quality flooring, radiator, uPVC window, spot lights, loft access.

Bedroom One

13'1 x 10'2 (3.99m x 3.10m)

High quality fitted wardrobe & flooring, uPVC window, radiator.

En Suite

Double shower cubicle, wash hand basin, W/C, heated towel rail, stunning tiled surround, extractor fan.

Bedroom Two

13'0 x 8'6 (3.96m x 2.59m)

Quality flooring, uPVC windows, fitted wardrobe, spot lights, radiator.

Bedroom Three

9'1 x 8'6 (2.77m x 2.59m)

Quality flooring, radiator.

Bedroom Four

7'4 x 7'0 (2.24m x 2.13m)

Quality flooring, radiator, uPVC window.

Bathroom

Fully tiled, white panel bath with shower attached, wash hand basin, W/C, extractor fan.

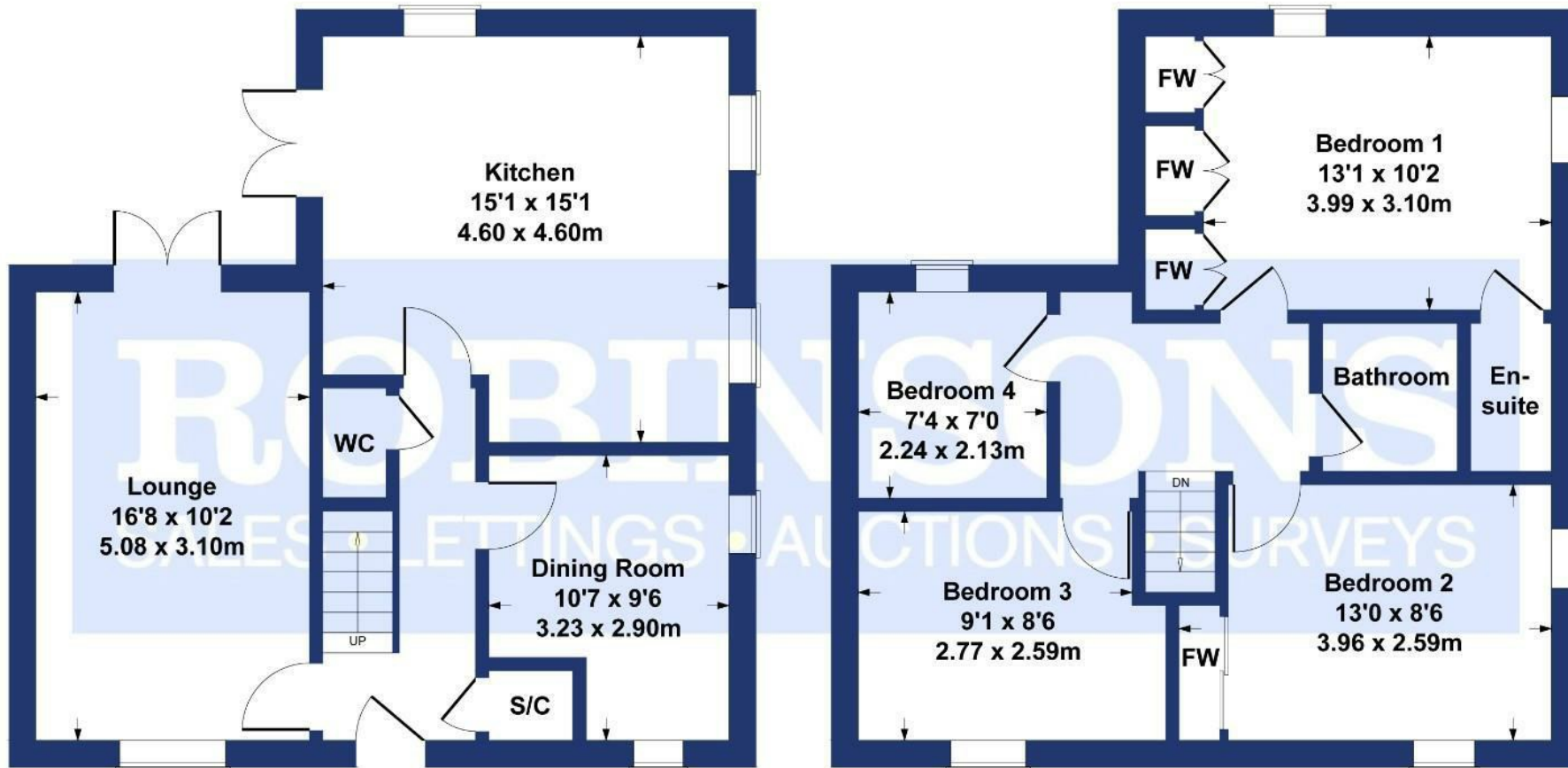




Bell Road

Approximate Gross Internal Area
1145 sq ft - 106 sq m

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	83	
(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



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2022

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

