



Lotherton Drive, DL16 7FE
5 Bed - House - Detached
£350,000

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We are delighted to present to the market 'The Emmerson' Five bedroom detached family homes constructed in 2015 by David Wilson which well presented, modernly decorated and upgraded by the current owners, situated within the highly sought after development of Burton Woods. This impeccable residence has easy access to all of the local amenities offered in & around Spennymoor, is within excellent commuting distance to both the A1(M) / A19 & benefits further from gas central heating & double glazing throughout. An ideal opportunity for the larger family to acquire this immaculately presented home offering ample living space set over three floors, tied together beautifully by its consistently stylish design; this outstanding property is nestled on a beautiful corner plot.

This well proportioned residence briefly comprises: entrance hallway with stylish tiled flooring, ground floor cloaks/wc, a delightful lounge with feature log burning stove, ground floor study / dining room, stunning kitchen / dining area with a range of fitted wall & base units with a range of integrated appliances & a separate utility room. The first floor landing provides access to three bedrooms all of which having fitted wardrobes; the master bedroom boasting its own en-suite and dressing area & a separate family bathroom. To the second floor, is a lovely landing area giving access to a further two bedrooms and shower room. The property enjoys stunning easy to maintain enclosed gardens to the rear which gives access to the double garage and driveway, which has been cleverly utilised as to a hot tub / sitting area but can still be easily accessed as a driveway. We highly recommend thorough internal inspection in order to fully appreciate the style, standard, quality, size & layout of this 'move-in ready' home for sale.

Externally

To the rear is a stunning private garden and beautiful patio area, double driveway which is used as a hot tub area, double garage.

Hallway

Stylish tiled flooring, radiator, stairs to first floor, storage cupboard, modernly decorated, alarm system & cctv

Lounge

21'4 x 11'6 (6.50m x 3.51m)

Solid fuel burner, stylish tiled flooring, uPVC bay window with Thomas Sanderson shutter blinds, french doors leading to rear, radiator, well presented and modernly decorated

Study / Dining room

10'1 x 9'8 (3.07m x 2.95m)

uPVC window, quality floor covers, radiator, well presented and modernly decorated

Kitchen / Diner

16'5 x 13'2 (5.00m x 4.01m)

Stylish and modern wall & base units with integrated fridge and freezer, double oven, hob, extractor fan, dish washer, stylish sink with mixer tap, tiled splash backs, uPVC window, French doors leading to rear, Velux window, tiled floor, spot lights.

Utility Room

Base units, stainless steel sink with mixer tap, plumbed for washer, space for drier, access to rear

1st Floor Landing

Thomas Sanderson shutters, radiator, stairs to second floor.

Bedroom One

21'4 x 11'8 (6.50m x 3.56m)

Duel aspect uPVC window, radiators , fitted wardrobes, Thomas Sanderson shutters.

En Suite

Double shower, wash hand basin, W/C, half tiled, uPVC window, extractor fan

Bedroom Two

uPVC window, velux windows, radiators

Bedroom Three

11'8 x 8'3 (3.56m x 2.51m)

Velux window

Family Bathroom

White panel bath with overhead shower, uPVC window, W/C, wash hand basin, extractor fan

2nd Floor Landing

Bedroom Four

10'2 x 10'0 (3.10m x 3.05m)

uPVC window, radiator, fitted wardrobes, wood effect flooring

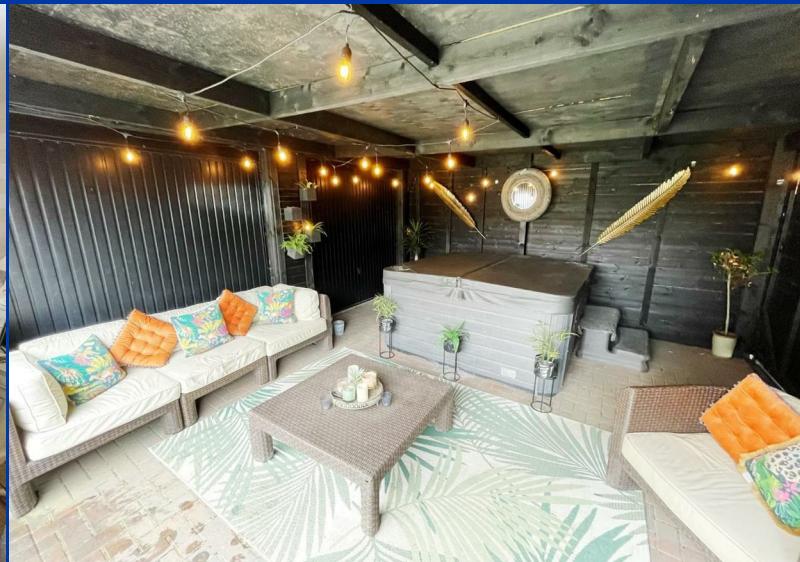
Bedroom Five

10'1 x 7'8 (3.07m x 2.34m)

Sliding mirror and wardrobes, radiator, uPVC window

Shower Room

Shower cubicle, W/C, wash hand basin, velux window, extractor fan, well presented and modernly decorated



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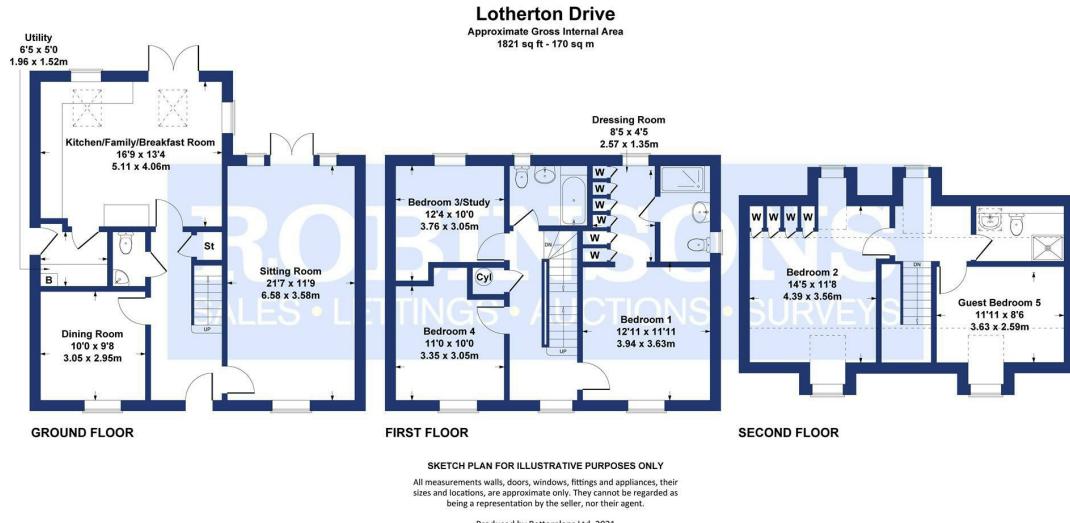
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Strategic Marketing Plan

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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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	86	92
(88-80) B		
(80-64) C		
(64-54) D		
(54-34) E		
(34-0) F		
(-2) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-81) B		
(69-69) C		
(55-48) D		
(39-34) E		
(21-18) F		
(1-10) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

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