



**RYAN JAMES**  
ESTATE AGENTS

A bespoke & personal service, defined by expertise.



**12 Abbey Green, Spennymoor DL16 6PD**  
**£250,000**

An opportunity to purchase this premier detached, four bedroom, family home situated on an enviable corner plot and located on the much sought after Durham Gate development on the outskirts of Spennymoor. An internal inspection is a must to appreciate the improvements made by the current owners since last offered to the market. Located a short distance from Spennymoor Town Centre which offers well-regarded schools, a range of amenities and excellent road links, making this property ideal for the modern family. This extremely well presented property offers space & style in abundance and offers accommodation over two floors, comprising of an entrance hall, a dual aspect lounge with french doors opening to the rear garden, a modern fitted kitchen/diner with dual aspect family area, a utility room, a downstairs WC, a galleried first floor landing, a master bedroom with a truly stunning en-suite shower room, a further three double bedrooms and a fully tiled house bathroom. To the exterior of the property there is a front courtyard, a detached garage with a lengthy driveway providing off street parking and a well maintained rear garden laid with high quality artificial turf for the ease of maintenance. With the added benefits of double glazing throughout, gas central heating and the remainder of its NHBC warranty, viewing is essential to appreciate the size, presentation and location of the accommodation on offer. Energy rating 'B'.



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## The Accommodation Comprises

### Entrance Hall

With double glazed door to the front elevation, porcelain tiled floor, vertical wall mounted radiator and stairs to the first floor.

### Living Room

19'2 x 11'2 (5.84m x 3.40m)

With double glazed windows to the front & side elevations, French doors opening to the rear garden, feature gas fire in attractive surround, TV & telephone points and radiator.

### Open Plan Kitchen/Diner

26'7 x 9'10 (8.10m x 3.00m)

Including a fitted range of modern wall, drawer and base units incorporating rolled edge work surfaces, plinth lighting, one and a half bowl sink unit with drainer & mixer taps over, integrated eye level electric double oven & gas hob, extractor hood & light, plumbing for a dishwasher, fridge freezer, radiator, porcelain tiled floor, TV point and double glazed windows to the front & side elevations.

### Utility Room

Including a range of modern fitted base units with rolled edge work surface, single drainer sink unit with mixer tap over, plumbing for washing machine, radiator, porcelain tiled floor, double glazed window to the side elevation and door to the rear garden.

### Cloakroom/WC

Including a low level wc, wash hand basin set in vanity unit, tiled splashback, porcelain tiled floor and radiator.

### First Floor Landing

With double glazed window to the side elevation and access to the roof space.

### Master Bedroom

14'9 x 10'10 (4.50m x 3.30m)

With double glazed window to the front elevation, fitted wardrobes and radiator.

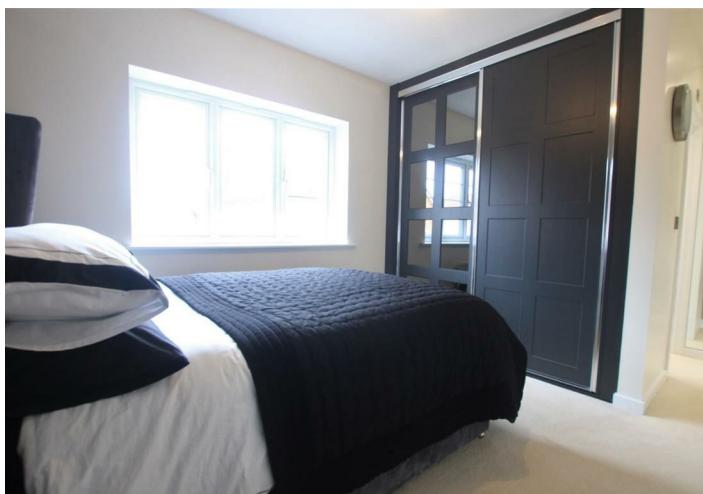
### En-Suite Shower Room

Including a modern three piece suite comprising of a step in shower cubicle, wash hand basin set in vanity unit, low level w.c., fully tiled walls & floor, spotlights, vertical heated towel rail, extractor fan and double glazed window to the front elevation.

### Bedroom Two

9'10 x 8'8 (3.00m x 2.64m)

With double glazed window to the rear elevation and radiator.





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### Bedroom Three

11'10 x 8'6 (3.61m x 2.59m)

With double glazed windows to the front & side elevations, fitted wardrobes, windows seat, mirrored wall and radiator.

### Bedroom Four

10'6 x 8'6 (3.20m x 2.59m)

With double glazed windows to the front & side elevations and radiator.

### House Bathroom/WC

Including a modern three piece suite comprising of a panelled bath, wash hand basin, low level w.c., fully tiled walls & floor, vertical heated towel rail, extractor fan and double glazed window to the side elevation.

### Exterior

### Rear Garden

Low maintenance rear garden laid with high quality artificial turf, private patio seating area, timber framed storage shed and fenced boundaries.

### Off Street Parking

A lengthy driveway entered via timber framed gates providing off street parking.

### Detached Garage

With double doors to the front elevation, power & lighting, ceiling spotlights and wall mounted electric heaters.

### Free Valuation

If you are looking to sell a property Ryan James Estate Agents offers a FREE NO OBLIGATION market appraisal service designed to give you the best advice on marketing your property. Contact our Bishop Auckland team on 01388 737477 to book an appointment.

### Mortgage Advice

Ryan James Estate Agents are keen to stress the importance of seeking independent mortgage advice. If you are in need of mortgage advice our team will be pleased to make you an appointment with an independent mortgage advisor.

\*\*\* Remember your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it \*\*\*

### Viewing

Viewing is Strictly By Appointment Only.

### Freehold

Ryan James Estate Agents believes the property is freehold but we





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always recommend verifying this with your solicitor should you decide to purchase the property.

1. Fixtures and fittings other than those included in the above details are to be agreed with the seller through separate negotiation.
2. Ryan James Estate Agents has not tested any services, appliances or heating and no warranty is given or implied as to their condition.
3. All measurements are approximate and intended as a guide only. All our measurements are carried out using a regularly calibrated laser tape but may be subject to a margin of error
4. The Floorplans that are provided are purely to give an idea of layout and as such should not be relied on for anything other than this. It is highly likely the plans do not show cupboards, indents, fireplaces or recesses and are not drawn to scale or with doors, staircases and windows in the correct scale or position. Buyers must satisfy themselves of any size or shape before committing to any expense.
5. All EPC's are generated by a third party and Ryan James Estate Agents Ltd accepts no liability for their accuracy.

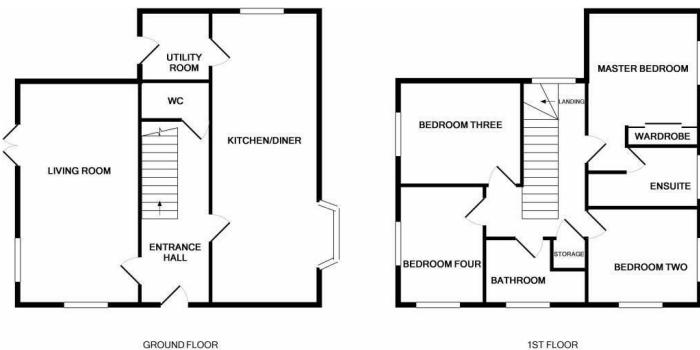




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Whilst every care has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The plan is not to scale. The plan has not been tested and no guarantee can be given as to their operability or efficiency. Made with Metropix 02/2020.

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

