



**South Court, DL16 7BL**  
**4 Bed - House**  
**£210,000**

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



- \* SMALL DESIREABLE DEVELOPMENT
- \* IMMACULATE FOUR BEDROOM DETACHED HOME
- \* REFITTED BATHROOM
- \* REAR GARDEN NOT OVERLOOKED
- \* ATTRACTIVE CONSERVATORY
- \* FITTED WARDROBES TO THREE BEDROOMS

THE FLOORPLAN BRIEFLY COMPRISES OF -  
ENTRANCE HALL with staircase to FIRST FLOOR, LOUNGE with bay window, feature fire surround with living flame gas fire, archway to DINING ROOM, french doors to attractive CONSERVATORY, KITCHEN/BREAKFAST room with integrated cooking facilities, REAR LOBBY, CLOAKROOM/WC. Whilst to the FIRST FLOOR, FOUR WELL PROPORTIONED BEDROOMS, three with FITTED WARDROBES, MASTER BEDROOM with RE-FITTED ENSUITE, refitted BATHROOM.

Whilst Externally, the property has front and rear gardens, driveway leading to single garage. This property lies on this small, sought after development on the outskirts of Spennymoor yet still close to local shops, schools and amenities within Spennymoor Town Centre. Well placed for the commuter travelling to nearby Durham City Centre, Darlington and Teesside, the A1 and A19 are in close proximity providing good road links to other parts of the region.

#### KITCHEN/BREAKFAST AREA

14'9 x 11'9 (4.50m x 3.58m)

#### DINING ROOM

11'9 x 9'0 (3.58m x 2.74m)

#### LOUNGE

14'9 x 12'5 (4.50m x 3.78m)

#### BEDROOM ONE

12'6 x 9'8 (3.81m x 2.95m)

#### BEDROOM TWO

12'0 x 9'4 (3.66m x 2.84m )

#### BEDROOM THREE

11'9 x 8'2 (3.58m x 2.49m)

#### BEDROOM FOUR

9'8 x 7'9 (2.95m x 2.36m)

#### BATHROOM

#### EN-SUITE

#### WC

#### EXTERNAL

#### CONSERVATORY



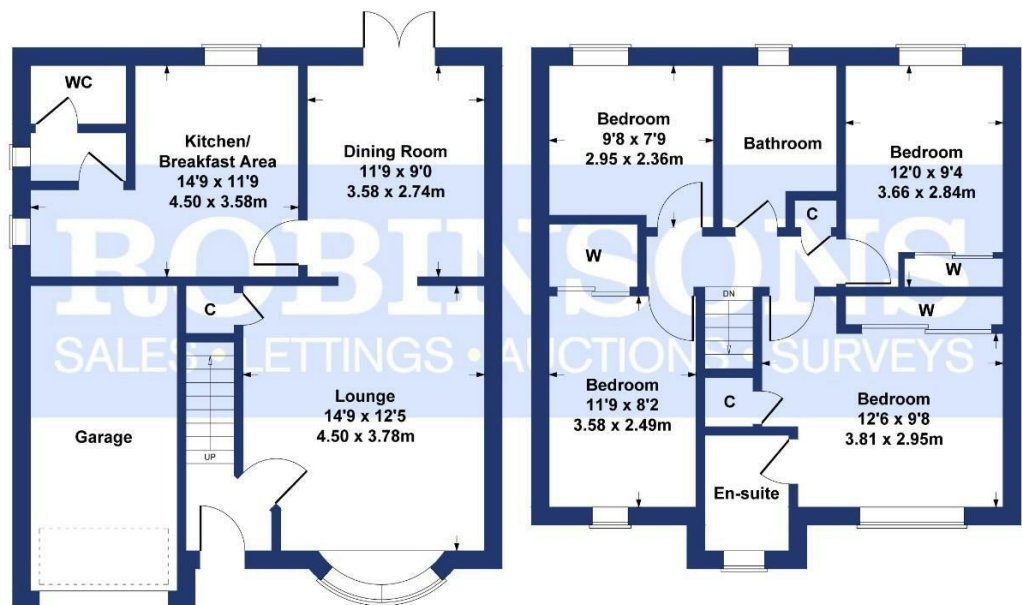


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## South Court

Approximate Gross Internal Area  
1341 sq ft - 125 sq m



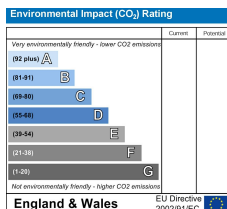
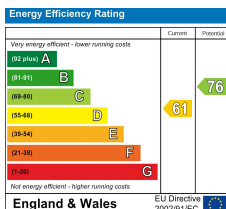
GROUND FLOOR

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. 2020



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