



Marske Way

Spennymoor DL16 7FL

Offers In The Region Of £339,950





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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Marske Way

Spennymoor DL16 7FL



- Lovely family home
- EPC RATING - TBC
- Utility and ground floor WC

- Superbly positioned on the edge of the development
- Three reception rooms
- Landscaped gardens

- Four well proportioned bedrooms
- Impressive open plan kitchen and dining room
- Double garage and double driveway

Nestled in the desirable area of Whitworth, this attractive detached house presents an exceptional opportunity for families seeking a spacious and comfortable home. The property is set in a rarely available position on the edge of the development, offering delightful open views to the front and providing the perfect open space for children.

With four well-proportioned bedrooms, three of which boast built-in storage, this property is designed to accommodate the needs of modern family life. The heart of the home is undoubtedly the impressive open-plan kitchen and dining room, perfect for both everyday meals and entertaining guests. The layout encourages a warm and inviting atmosphere, making it an ideal space for family gatherings. In addition to the kitchen and dining area, the property features three reception rooms, providing ample space for relaxation and a home office. The outdoor space is equally appealing, with double garage and driveway and landscaped garden.

Viewing comes highly recommended for full appreciation.

GROUND FLOOR

Entrance Hall

Welcoming entrance hallway with staircase leading to the first floor, cloaks cupboard, built in seating, tiled flooring and radiator.

WC

Comprising of a low level WC, pedestal wash basin, tiled splashbacks and flooring, radiator and an extractor fan.

Living Room

17'6" x 11'11" (5.35 x 3.64)

Spacious reception room with a UPVC double glazed bay window to the front and two radiators. Opening through the family room.

Family Room

10'7" x 9'1" (3.24 x 2.77)

A flexible room which can be used to suit the needs of any buyer. Having UPVC double glazed french doors opening to the rear garden, tiled flooring and radiator.

Open Plan Kitchen and Dining Room

16'6" x 12'11" max (5.04 x 3.94 max)

An impressive open plan kitchen and dining room which is perfect for modern family living and entertaining.

The kitchen is fitted with a comprehensive range of units having wooden worktops incorporating a Belfast sink with mixer tap, a built in double oven and gas hob with stainless steel extractor over and integrated fridge and freezer. Further features include UPVC double glazed french doors opening to the rear garden, a further UPVC double glazed window, tiled flooring and two radiators.

Utility Room

5'6" x 5'5" (1.68 x 1.66)

Having coordinating units and worktops, plumbing for a washing machine, wall mounted gas central heating boiler, tiled flooring, radiator and external door to the side.

Study

7'0" x 6'8" (2.15 x 2.05)

With a UPVC double glazed window to the front, wood laminate flooring and radiator.

FIRST FLOOR

Landing

A galleried style landing with double airing/storage cupboard, radiator and access to the loft.

Bedroom One

12'6" x 11'9" (3.82 x 3.60)

Generous double bedroom with UPVC double glazed windows to the front and side, fitted wardrobes and radiator.

Ensuite

7'6" x 4'7" (2.30 x 1.41)

Fitted with a double cubicle having mains fed shower, pedestal wash basin and WC. Having part tiled walls, a heated towel rail, shaver point and extractor fan.

Bedroom Two

14'3" x 10'7" min (4.35 x 3.24 min)

Large double bedroom with a UPVC double glazed window to the front, built in wardrobes, additional storage cupboard and radiator.

Bedroom Three

10'11" x 10'4" (3.33 x 3.16)

Double bedroom with a UPVC double glazed window to the rear, built in wardrobes and radiator.

Bedroom Four

10'4" x 9'8" (3.17 x 2.97)

Further well proportioned bedroom with a UPVC double glazed window to the rear and radiator.

Bathroom/WC

6'11" x 5'6" (2.11 x 1.70)

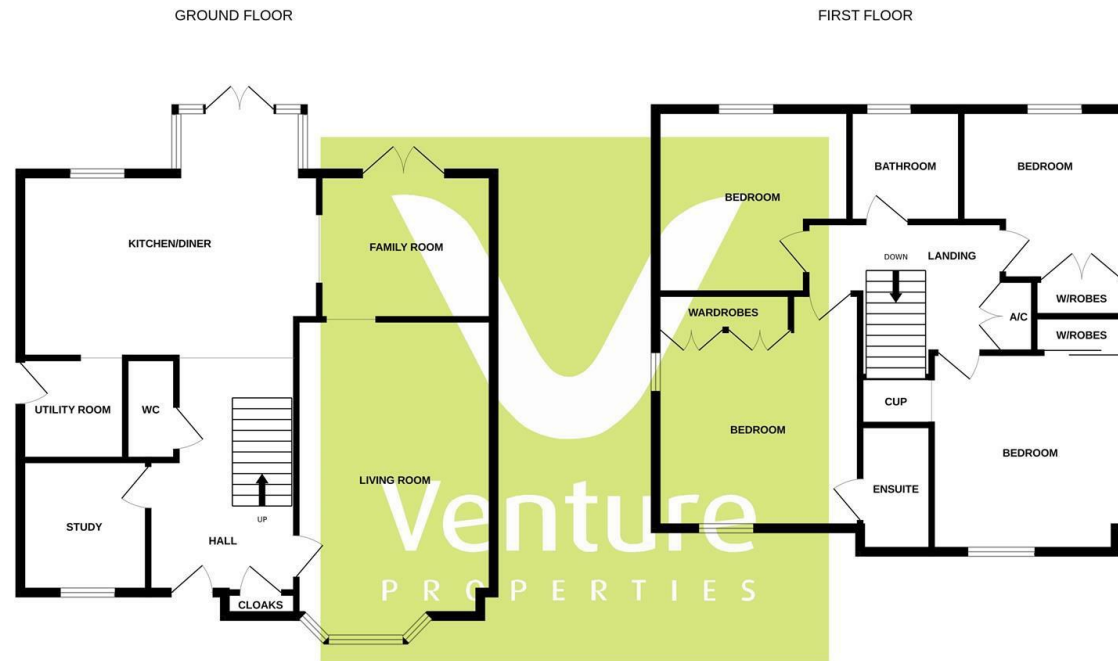
Stylish family bathroom comprising of a panelled bath with shower over, pedestal wash basin, WC, heated towel rail, part tiled walls, extractor fan and UPVC double glazed opaque window to the rear.

EXTERNAL

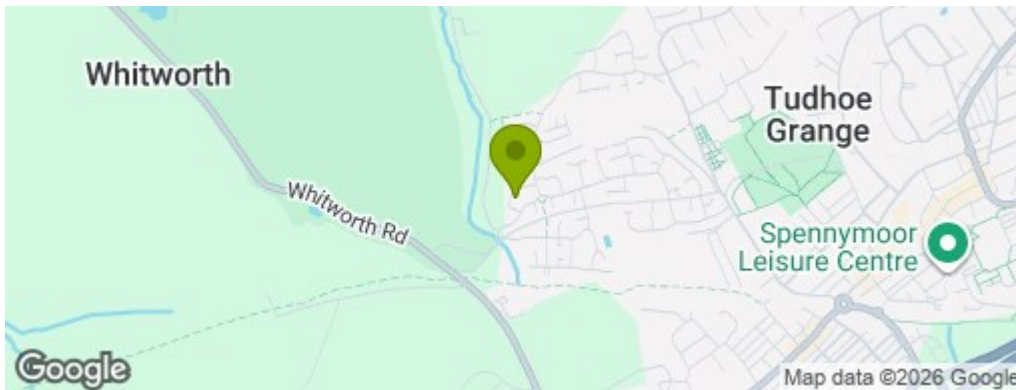
To the front of the property is an open plan garden and double driveway for off street parking. At the rear is an enclosed, landscaped garden with patio area extending across the rear of the house, lawned area and well stocked borders.

Double Garage

Double garage situated to the side of the property with one up and over door and one set of UPVC double glazed french doors.



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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