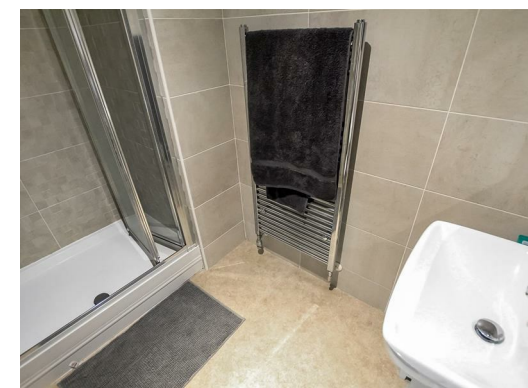




A beautifully presented 4 bedroom DETACHED family home pleasantly situated on the popular Durham Gate development to the outskirts of Spennymoor. An internal viewing will reveal an entrance hallway with ground floor WC, bay-windowed living room and a fabulous well-proportioned open plan kitchen/dining room with integrated appliances and French doors opening to the rear garden. The first floor features an attractive landing, principal bedroom with built-in wardrobes and en-suite shower room/WC, 3 further bedrooms and a family bathroom/WC. Externally there is a double width driveway to the front leading to the integral single garage with enclosed landscaped gardens to the rear. Durham Gate is a great location for a commuter with the A167, A1(M) and A689 all within easy reach.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		EU Directive 2002/91/EC

Agents Notes

Tenure:- Freehold

Mains gas, (central heating to radiators), electricity & drainage

uPVC double glazing throughout

Council Tax:- Band D

Local Authority:- Durham County Council

Community Charge:- further details from the Agents

Entrance Hallway

WC

Living Room

17'3" x 10'5"

Kitchen/Dining Room

26'0" x 9'9"

First Floor Landing

Bedroom One

14'1" x 9'11"

En-Suite Shower Room

Bedroom Two

11'6" x 10'9"

Bedroom Three

11'7" x 9'11"

Bedroom Four

8'7" x 8'3"

Family Bathroom/WC

**We can search 1,000s
of mortgages for you**

It could take just 15 minutes with one of our specialist advisers:
Call: 01325 380088. Visit: Any of our Offices. Online: www.mortgageadvicebureau.com/carver



Your home may be repossessed if you do not keep up repayments on your mortgage.
There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.
The fee is up to 1% but a typical fee is 0.3% of the amount borrowed

MAB 6202



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Nick & Gordon Carver Residential or Commercial, Nick & Gordon Carver, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property



14 Duke Street, Darlington
County Durham, DL3 7AA
Tel: 01325 357807
sales@carvergroup.co.uk

26 Market Place, Richmond
North Yorkshire, DL10 4QG
Tel: 01748 825317
richmond@carvergroup.co.uk

43 Dalton Way, Newton Aycliffe
County Durham, DL5 4DJ
Tel: 01325 320676
aycliffe@carvergroup.co.uk

219 High Street, Northallerton
North Yorkshire, DL7 8LW
Tel: 01609 777710
northallerton@carvergroup.co.uk