

KAN MOVE

Estate Agents

4 bed Detached House for sale - £239,950

Morgan Drive - Spennymoor



Council Tax Band: D

EPC Rating: B

BURTON WOODS IS A POPULAR RESIDENTIAL DEVELOPMENT within Spennymoor, easy commuting access to the A1 and Durham City. A four bedroom detached house offering contemporary kitchen with dining area and French doors to the rear garden, Lounge with Bay window to the front, ground floor cloaks W/C, the first floor features two double bedrooms, the main with en-suite, two single bedrooms and modern family bathroom. Externally a rear enclosed garden with Summer house, extensive tarmac drive to single garage. Viewing can only be appreciated to see what this fine home has to offer. We are informed this property is freehold

3 Bathrooms

4 Beds



- BURTON WOODS RESIDENTIAL DEVELOPMENT
- FOUR BEDROOM DETACHED HOUSE
- SINGLE GARAGE AND DRIVE
- ENCLOSED GARDEN TO THE REAR
- SUPERB OPEN PLAN KITCHEN/DINER
- EN-SUITE TO MAIN BEDROOM

SCAN FOR DETAILS

Entrance Hallway

Ground floor Cloaks W/C, understairs storage cupboard

Lounge 17' 0" x 11' 0" (5.18m x 3.35m)

Double glazed window to the front, Electric feature fire.

Kitchen/Diner 20' 0" x 12' 0" (6.09m x 3.65m)

Cashmere gloss matching wall, base units and drawers, One and half stainless steel sink unit with mixer tap, intergrated appliances include Fridge and Freezer, dishwasher. Gas hob, eye level electric oven, to the centre of the kitchen is an island with an under seating area and drawers. Double storage/utility cupboard housing washing machine and space for a tumble drier with an output vent. Wall cupboards housing the boiler. Double glazed window and French doors to the rear.

Landing

Side window to the stairs , Loft acces, Double storage/ Airing cupboard.

Bedroom One 14' 0" x 10' 0" (4.26m x 3.05m)

Double glazed window to the front

En-Suite

Double shower cubicle, fully tiled with shower off the mains. Low level W/C, pedestal wash hand basin.

Bedroom Two 11' 0" x 11' 0" (3.35m x 3.35m)

Double glazed window to the rear

Bedroom Thre 9' 0" x 8' 0" (2.74m x 2.44m)

Double glazed window to the rear

Bedroom Four 9' 0" x 8' 0" (2.74m x 2.44m)

Double glazed window to the front.

Bathroom

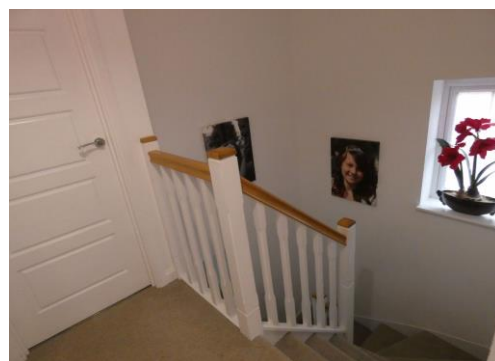
White suite, bath with mixer shower tap over, tiled walls, low level W/C, pedestal wash hand basin, double glazed window to the side.

Rear Garden

Enclosed mature rear garden with patio and Timber summer house, outside tap and electric point, rear timber gate to the Single garage and drive.

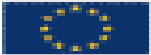
Single garage

Extensive tarmac drive for two to three cars to the single Garage with up and over door.



These details are for guidance only and complete accuracy cannot be guaranteed. If there is at any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		92
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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