



## 4 bed detached house to buy in

The Spinney, Easington Village, Peterlee,  
Durham, SR8 3NX

**£255,000**

🛏 x 4 🚿 x 2 🚻 x 2

Tenure

Size

**Freehold**

**1249 sq ft / 116 sq m**

## Property features

- ✓ 4 Bed Detached Home
- ✓ Turn Key
- ✓ New Fitted Kitchen
- ✓ Garage & 3 Vehicle Parking
- ✓ EPC Rating C

Driveway & Garage parking

Garden

## Key Information

- ✓ Council Tax: Band E
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Description

Outstanding four-bedroom detached home, ideally located in the desirable development of The Spinney, Easington Village.

This beautifully maintained and spacious property is perfect for modern family living, featuring a brand-new breakfasting kitchen, newly fitted family bathroom, and a stylishly refurbished master en-suite.

### Ground Floor:

The property welcomes you with a bright and spacious lounge, complemented by a second versatile reception room—ideal as a formal dining area, playroom, or home office. The heart of the home is the impressive newly fitted kitchen/diner, showcasing sleek high-gloss wall and base units, a breakfast bar for casual dining, and a full range of integrated appliances including a gas hob, electric oven, and microwave. A separate utility area and a convenient downstairs WC complete the ground floor.

### First Floor:

The first floor offers a generous master bedroom with a newly upgraded en-suite shower room featuring a WC, hand basin, and enclosed shower. There are two further double bedrooms, a well-sized single bedroom, and a luxurious new 4 piece family bathroom with a WC, hand basin, bath, and separate enclosed shower cubicle.

### External:

Outside, a paved driveway provides off-street parking for up to four vehicles and leads to a single garage equipped with an EV charger. To the rear, a private, westerly-facing landscaped garden with a patio area offers the perfect setting for outdoor dining and relaxation.

Ideally positioned close to local schools, shops, and transport links, this fantastic home also benefits from gas central heating and double glazing throughout.

Viewing is highly recommended to fully appreciate what this superb home has to offer. To arrange your appointment, please contact Pattinson Estate Agents.

Council Tax Band: E

Tenure: Freehold

Price: Offers In The Region Of £255,000

Property Type: Detached House

Build Size: 116 sq m

USPs: Garden

Parking: Driveway & Garage

Heating: Gas

Electric: National Grid

Water: Direct mains water

## External Front

Block paved driveway with ample parking for up to 4 vehicles plus the single garage to side with Ev charger installed.



## Entrance Hallway

Through external front glazed door leading into the hallway. With laminate flooring, radiator, and stairs leading to the first floor.



## Lounge

3.29m x 4.23m (10'9" x 13'10")

Fitted carpeted flooring, double glazed bay window to the front aspect, coving to the ceiling and TV point.



## Second Reception

3.12m x 3.37m (10'2" x 11'0")

With a double glazed bay window to the front aspect, carpeted floor, radiator, coving to the ceiling.



## Kitchen Dining

7.22m x 2.98m (23'8" x 9'9")

New kitchen which is fitted with a range of wall and base units with complementing top work surfaces, single sink unit, built in dish washer, plumbed for a washing machine and vented for a tumble dryer, built in induction hob with electric oven, breakfast bar area, with laminate flooring, in-built storage areas and a door leading to the rear external.



## Dining Area

Open plan to the kitchen, laminate flooring, double glazed French doors to the rear aspect and radiator.



## Downstairs W/c

With low level WC, hand wash basin, radiator and vinyl flooring.



## 1st Floor:

### Landing

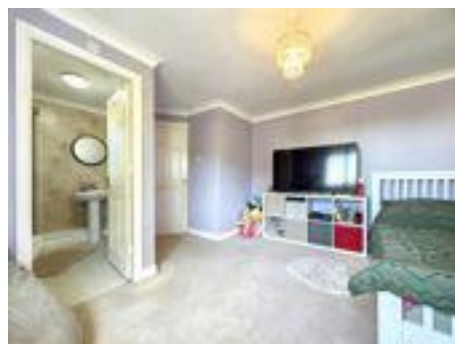
With a carpeted flooring, spotlights to the ceiling, storage cupboard and access into the fully boarded loft with electricity points.



### Master Bedroom

3.61m x 4.30m (11'10" x 14'1")

With a double glazed window to the rear aspect, radiator, carpeted flooring, TV point, with door leading to the en-suite.



### Master En-Suite

3 piece suite comprising:- low level WC, shower cubicle, wash hand basin, radiator and a double glazed window with part tiled walls.



## Bedroom Two

3.57m x 2.68m (11'8" x 8'9")

The second double bedroom with double glazed window to the front aspect, TV point, carpeted flooring and coving to the ceiling.



## Bedroom Three

2.73m x 3.19m (8'11" x 10'5")

The third double bedroom with double glazed window to the front aspect, fitted wardrobes, fitted cupboards, TV point, carpeted flooring and coving to the ceiling.



## Bedroom Four

2.37m x 2.58m (7'9" x 8'5")

Single bedroom with a double glazed window to the front aspect, radiator, carpeted flooring, with built in storage cupboards and desk, with coving to the ceiling.



## Family Bathroom

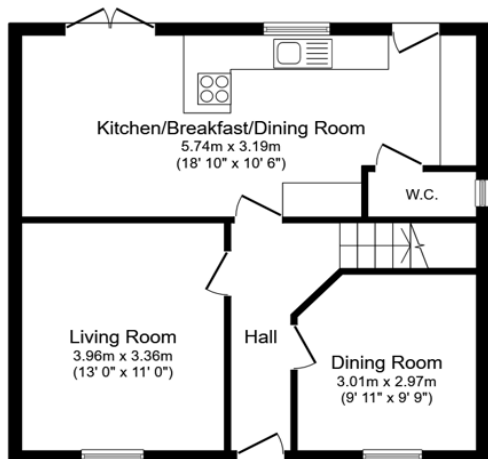
With a new four piece suite briefly comprising:- low level WC, panelled bath, shower cubicle, wash hand basin, heated towel radiator, flooring and panelled walls, with a double glazed window to the rear aspect.



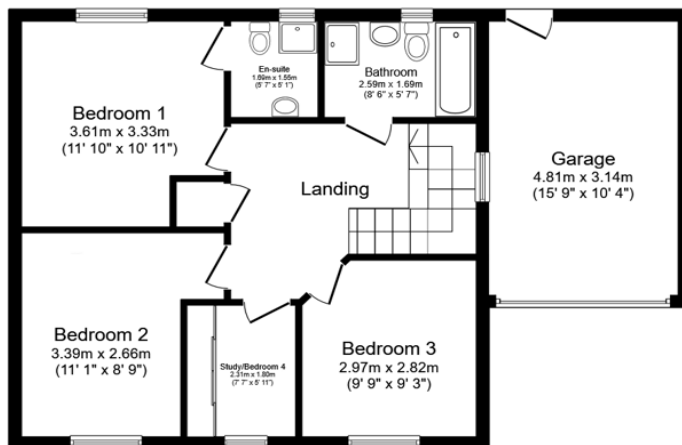
## External Rear

To the rear of the property there is a fully enclosed walled, westerly facing landscaped garden with a lawn, patio and mature borders. Access from the rear to the garage.





**Ground Floor**  
Floor area 54.9 sq.m. (591 sq.ft.)



**First Floor**  
Floor area 70.9 sq.m. (764 sq.ft.)

Total floor area: 125.8 sq.m. (1,354 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



| Energy Efficiency Rating                           |  | Current                 | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |  |                         |           |
| (92-100) <b>A</b>                                  |  |                         |           |
| (81-91) <b>B</b>                                   |  |                         |           |
| (69-80) <b>C</b>                                   |  | 75                      | 79        |
| (55-68) <b>D</b>                                   |  |                         |           |
| (39-54) <b>E</b>                                   |  |                         |           |
| (21-38) <b>F</b>                                   |  |                         |           |
| (1-20) <b>G</b>                                    |  |                         |           |
| <i>Not energy efficient - higher running costs</i> |  |                         |           |
| <b>England, Scotland &amp; Wales</b>               |  | EU Directive 2002/91/EC |           |

The Spinney, Easington Village, Peterlee, Durham, SR8 3NX

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