

# KAN MOVE

## Estate Agents

4 bed Detached House for sale - £299,950

Cartmel Court - Spennymoor



Council Tax Band: D

EPC Rating: C

SUPERBLY PRESENTED SPACIOUS Extended FAMILY Four Bedroom Detached House is a credit to the current owners only viewing will you appreciate what this residential home has to offer. Set within the Greenways Estate of Spennymoor at the head of the Cul-De-Sac is this spacious extended four bedroom detached house, comprising of entrance hallway with ground floor W/C, L-Shaped Living/Dining Room, amazing extended kitchen/diner with family living room area over looking the rear garden, utility room with access to the single garage. First floor Landing with four DOUBLE bedrooms, Main Bedroom with En-Suite and extended study room, family bathroom with jacuzzi style bath and over head shower. The property benefits from recently installed gas combination boiler, and is fully double glazed. Externally a double driveway leads to single garage, front garden and enclosed rear garden with access from both sides of the property.

**3 Bathrooms**

**4 Beds**



SCAN FOR DETAILS

- EXTENDED FOUR BEDROOM DETACHED HOUSE
- L-SHAPE LOUNGE/DINING ROOM
- EXTENDED KITCHEN/DINER

- UTILITY WITH ACCESS TO THE GARAGE
- BEDROOM ONE WITH EN-SUITE AND EXTENDED STUDY
- FIRST FLOOR FAMILY BATHROOM

## Entrance

Composite entrance door into hallway/stairs, understairs storage cupboard, Ground floor W/C.

## Ground Floor W/C

UPVC Double glazed window to rear, vanity unit with wash hand basin, w/c. wall mounted chrome heated towel rail.

## L Shaped Lounge/Dining Room 18' 0" x 12' 0" x 22' 0" (5.48m x 6.70m)

Two UPVC Double glazed windows to the front, electric fire and surround with hearth.

## Extended Kitchen/Diner 18' 0" x 19' 0" (5.48m x 5.79m)

Extended open plan Kitchen/living room area and dining room. UPVC Double glazed french doors and windows to the rear, White matching wall and base units, double electric oven, Five ring gas hob and extractor hood, stainless steel sink unit with mixer tap, integrated dishwasher, tiled splashbacks, wine cooler, integrated fridge/freezer, velux windows.

## Utility 9' 0" x 10' 0" (2.74m x 3.05m)

UPVC Double glazed window to rear and door to the side, One 1/2 bowl stainless steel sink unit with mixer tap, plumbing for washing machine, space for tumble drier, tall storage cupboards and base units, wall mounted chrome heated towel rail, door to garage.

## First Floor Landing

UPVC Double glazed window to front.

## Bedroom One plus Extended Study 19' 0" x 11' 0" (5.79m x 3.35m)

To the bedroom is: UPVC Double glazed window to front, fitted robes with drawers, en-suite Door into extended room currently used as a Study by the current owners.

## En-suite

UPVC Double glazed window to rear, corner shower cubicle with electric shower, vanity unit with wash hand basin and storage. W/C with vanity cupboards Wall mounted chrome heated towel rail.

## Extended Study 9' 0" x 6' 0" (2.74m x 1.83m)

From bedroom one is extended room currently used as a study. UPVC Double glazed windows to side and rear, velux windows

## Bedroom Two 9' 0" x 16' 0" (2.74m x 4.87m)

UPVC Double glazed window to rear, fitted wardrobes.

## Bedroom Three 9' 0" x 15' 0" (2.74m x 4.57m)

UPVC Double glazed window to front.

## Bedroom Four 10' 0" x 12' 0" (3.05m x 3.65m)

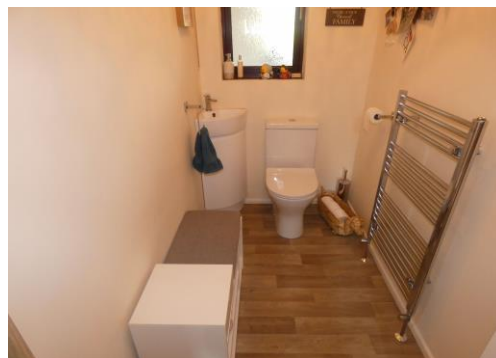
UPVC Double glazed window to front.

## Family Bathroom

UPVC Double glazed window to rear, p-shaped bath with electric shower over, vanity unit with circle wash hand basin with mixer tap, fully tiled walls, low level w/c, wall mounted chrome heated towel rail, tiled flooring.

## Externally

Double driveway to single garage, garden to the front and rear with patio area, side access to rear garden.



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

