

# KAN MOVE

## Estate Agents

4 bed Detached House for sale - £285,000

Aspen Close - Spennymoor



Council Tax Band: E

EPC Rating: C

**\*\*WOW A STUNNING PROPERTY\*\*** A well presented extended Four Bedroom Detached House situated within "Mclean residential Estate " at Middlestone Moor, walking distance to all local amenities, schools, bus route to Durham city, easy commuting access to the A1. This home offers spacious accommodation, entrance hallway, ground floor W/C, access into the garage from hallway, lounge with Bay window to the front through to dining room, extended garden room with french doors out to rear garden, well appointed kitchen/breakfast , loft has pull down ladder and is part boarded, family bathroom, Main bedroom with en-suite, Jack and Jill suite to bedroom Two and Three, externally to the front is a garden, double drive to single garage, side access leads to a rear mature garden having patio and summer house. Viewing is highly recommended to appreciate what this fine home has to offer.

**4 Bathrooms**

**4 Beds**



SCAN FOR DETAILS

- SUPERB EXTENDED FOUR BEDROOM DETACHED HOUSE
- MAIN BEDROOM WITH EN-SUITE
- JACK AND JILL SUITE BEDROOM TWO AND THREE

- DOUBLE DRIVEWAY TO SINGLE GARAGE
- GARDEN TO REAR WITH SUMMER HOUSE
- EXTENDED GARDEN ROOM

### Entrance Hallway

Door into garage with power and light, plumbing for washing machine, space for tumble drier, wall mounted boiler, ground floor w/c, w/c, hand basin

### Ground Floor W/C

W/C, Wash Hand basin.

### Lounge 12' 0" x 16' 0" (3.65m x 4.87m) plus bay window.

UPVC Double glazed bay window to the front, coal effect gas fire and surround. Double doors into the Dining room.

### Dining Room 12' 0" x 10' 0" (3.65m x 3.05m)

opening to extended garden room, door to kitchen.

### Extended Garden Room

Extended Garden room brick construction with tiled roof, UPVC Double glazed windows and french doors to the side. Log Burner.

### Kitchen/Breakfast Room 16' 0" x 11' 0" (4.87m x 3.35m)

UPVC double glazed window to the rear and side, UPVC double glazed door to the side out to garden, breakfast bar, A range of matching wall and base units, black resin sink unit with mixer tap, integrated dishwasher, gas hob, electric oven, understairs storage.

### First Floor Landing

Loft access- pull down ladder, part boarded, storage cupboard.

### Bedroom One 12' 0" x 12' 0" (3.65m x 3.65m) plus fitted wardrobes

UPVC Double glazed window to front, Fitted Robes. en-suite

### En-suite

UPVC Double glazed window to front, shower cubicle with shower off the mains, vanity unit, W/C, part tiled walls.

### Bedroom Two 9' 0" x 11' 0" (2.74m x 3.35m)

UPVC Double glazed window to front, door to Jack/Jill en-suite, storage cupboard.

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

UPVC Double glazed window to rear, door to Jack/Jill suite.

### Jack/Jill En-suite

UPVC Double glazed window to the side, shower cubicle with shower off the mains, low level W/C, wash hand basin, tiled floor.

### Bedroom Four 13' 0" x 8' 0" (3.96m x 2.44m)

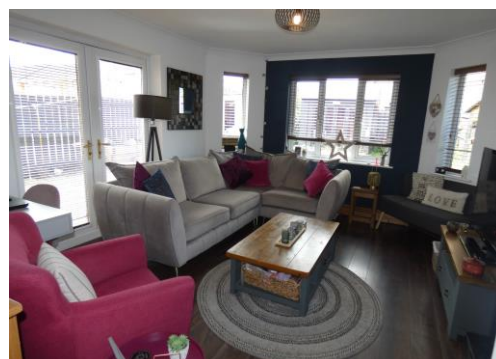
UPVC Double glazed window to rear.

### Family Bathroom

UPVC Double glazed window to rear, white suite with wash hand basin, bath having shower mixer tap, W/C, chrome heated towel rail.

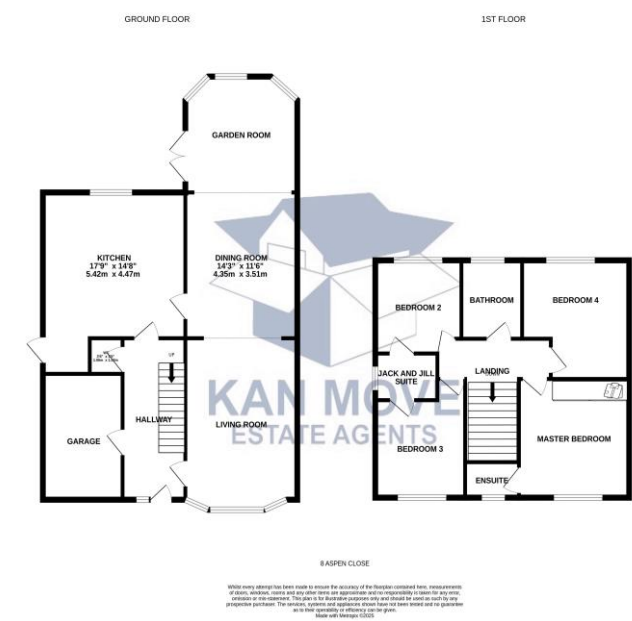
### Externally

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



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		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**KAN MOVE**  
Estate Agents

Kan Move Limited - Company no. 11972803  
38 High Street, Spennymoor, Co. Durham, DL16 6DB  
01388417270  
info@kanmove.com  
kanmove.com