



Ripley Close, Spennymoor, DL16 7FJ
4 Bed - House - Townhouse
Reduced £164,950

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Robinsons are delighted to offer the market this well positioned THREE/FOUR BEDROOM TOWNHOUSE which offers SPACIOUS FAMILY SIZED ACCOMMODATION over THREE FLOORS, with the benefit of gas fired central heating and uPVC double glazing. Built by Barratt Homes Developments in 2019 the property is presented in immaculate order throughout, with roughly around 5 years remaining on the NHBC Guarantee. The property is located on the ever popular Burton Woods development on the outskirts of Spennymoor in a quiet location, which is pedestrianised to the front with an attractive open outlook from the bedroom window on the top floor.

The property briefly comprises of entrance; ENTRANCE HALL, CLOAKROOM W/C with white suite, STUDY/BEDROOM FOUR, SPACIOUS and STUNNING OPEN PLAN DINING ROOM/KITCHEN with integrated appliances and double glazed French doors giving access to the REAR GARDEN. On the FIRST FLOOR is a LANDING, SPACIOUS LOUNGE AND MASTER BEDROOM WITH EN-SUITE SHOWERROOM/WC. To the SECOND FLOOR, THE LANDING LEADS TO TWO FURTHER BEDROOMS AND FAMILY BATHROOM/WC. Externally, there is a small open plan front garden. Good sized enclosed rear garden with paved patio area and a driveway to the rear providing off street parking facilities for two vehicles. Internal inspection is highly recommended to appreciate the property fully.

EPC Rating B
Council Tax Band C

Entrance hall

Wood effect flooring, radiator, storage cupboard.

Cloakroom/W/C

W/C, wash hand basin, radiator, extractor fan.

Kitchen/dining room

19'8 x 13'1 (5.99m x 3.99m)

French doors leading to the rear garden, space for dining room table, white wall and base units, integrated oven, hob, extractor fan, fridge freezer, dishwasher, washing machine, stainless steel sink with mixer tap and drainer, radiator.

Study/Bedroom 4

9'2 x 6'3 (2.79m x 1.91m)

Wood effect flooring, radiator, uPVC windows.

Landing

Quality flooring, radiator, stairs to second floor.

Bedroom 1

13'1 x 10'2 (3.99m x 3.10m)

UPVC window, radiator.

En-suite

Double shower cubicle, wash hand basin, W/C, uPVC window, radiator, extractor fan.

Lounge

13'1 x 11'10 (3.99m x 3.61m)

UPVC window, radiator.

Second floor landing

Radiator, loft access.

Bedroom 2

13'1 x 11'6 (3.99m x 3.51m)

Velux windows, radiator, quality flooring, storage cupboard.

Bedroom 3

13'1 x 7'3 (3.99m x 2.21m)

UPVC window, radiator, storage cupboard.

Bathroom

6'7 x 5'7 (2.01m x 1.70m)

White panelled bath with tiled surround, wash hand basin, W/C, extractor fan.

Externally

Small open plan front garden and good sized enclosed rear garden with paved patio area. It has a driveway to the rear providing off street parking facilities.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultra-fast 9000Mbps

Mobile Signal/Coverage:

Tenure: Freehold

Council Tax: Durham County Council, Band C - Approx.

£2,170.51 p.a

Energy Rating: B

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.



OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Ripley Close
Approximate Gross Internal Area
1144 sq ft - 106 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

Energy Efficiency Rating	
Current	Potential
85	95

Ways energy efficient - lower running costs

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential

Very environmentally friendly - lower CO₂ emissions

Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC

DURHAM

1-3 Old Elvet
DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

DURHAM REGIONAL HEAD OFFICE

19A old Elvet
DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

CHESTER-LE-STREET

45 Front Street
DH3 3BH

T: 0191 387 3000

E: info@robinsonscs.co.uk

BISHOP AUCKLAND

120 Newgate Street
DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

CROOK

Royal Corner
DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

SPENNYMOOR

11 Cheapside
DH16 6QE

T: 01388 420444

E: info@robinsonsspenny Moor.co.uk

SEDFIELD

3 High Street
TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

WYNYARD

The Wynd
TS22 5QQ

T: 0174 064 5444

E: info@wynyardfineandcountry.co.uk

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



ROBINSONS

SALES • LETTINGS • AUCTIONS

11 Cheapside, Spenny Moor, DL16 6QE | Tel: 01388 420444 | info@robinsonsspenny Moor.co.uk
www.robinsonsestateagents.co.uk