



Ripon Court, Sacriston, DH7 6XF
4 Bed - House - Detached
£250,000

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Ripon Court Sacriston, DH7 6XF

* EXTENDED AND ALTERED FLOORPLAN * WELL PRESENTED THROUGHOUT *
FANTASTIC CUL DE SAC POSITION *

Offered to the market is this beautifully presented four bedroom detached home.

Occupying a lovely position in this pleasant cul de sac, the property should prove to be an ideal family home.

Internally the property briefly comprises entrance hallway, inviting lounge and dining area with doors to the garden room, gorgeous kitchen, rear lobby, downstairs WC, and a useful utility area. On the first floor there are four bedrooms, the master having en-suite facilities, and a bathroom. Externally, to the front of the property is a double driveway, garage and garden. To the rear is a sizeable, enclosed garden garden.

The property is positioned in a quiet cul de sac with nice views to the rear and is on a modern and traditionally sought after residential development which is within easy access of schools, amenities, recreational facilities and public transport links. The home is also well located for commuters as there are excellent access to major motoring links which provide route to Durham city centre, Newcastle upon Tyne, Gateshead, Sunderland and Chester le Street.













GROUND FLOOR

Entrance Lobby

Open Plan Living / Dining Room

24'3" x 11'1" (7.4 x 3.4)

Kitchen / Breakfast Room

14'2" x 9'10" (4.33 x 3)

Downstairs WC

Utility Area

FIRST FLOOR

Bedroom One

13'9" x 8'10" (4.2 x 2.7)

En-Suite

Bedroom Two

15'1" x 8'6" (4.6 x 2.6)

Bedroom Three

9'2" x 8'6" (2.8 x 2.6)

Bedroom Four

8'10" x 7'6" (2.7 x 2.3)

Bathroom

Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 16Mbps, Superfast 53Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

Council Tax: Durham County Council, Band D - Approx. £2,203pa

Energy Rating: D

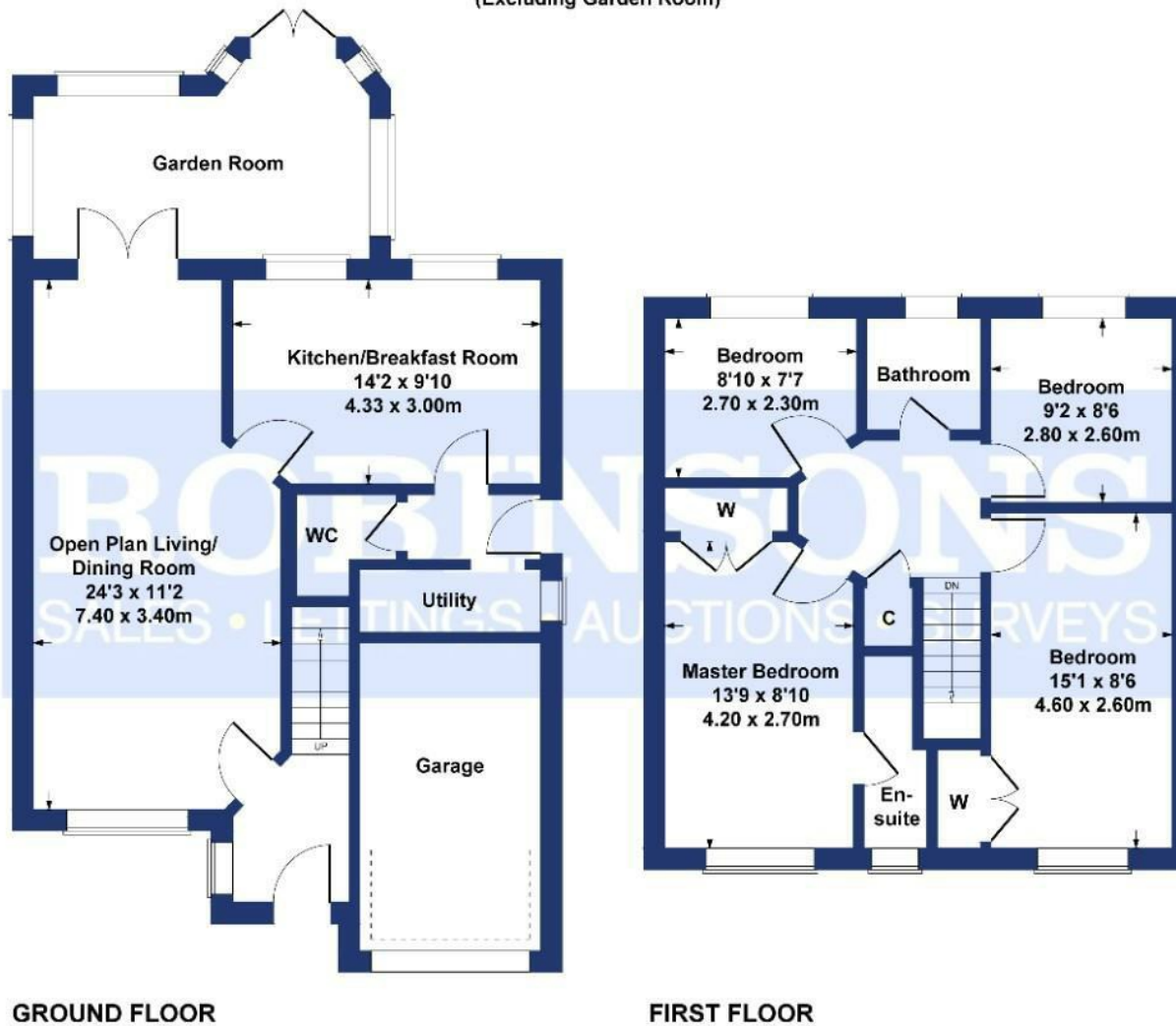


Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robnsons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



Ripon Court

Approximate Gross Internal Area
1206 sq ft - 112 sq m
(Excluding Garden Room)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		
(81-81)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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. 2023

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robynsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robynsons staff may benefit from referral incentives relating to these services.



45 Front Street, Chester Le Street, DH3 3BH
Tel: 0191 387 3000
info@robinsonscs.co.uk
www.robinsonsestateagents.co.uk

