



**Ebberston Court, DL16 6YT**  
**3 Bed - House - Detached**  
**Asking Price £239,950**

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Robinsons Estate Agents are delighted to present this beautiful three-bedroom home, positioned within the highly desirable Ebberston Court development in Spennymoor.

This spacious property offers generous living accommodation, three double bedrooms, and a peaceful rear garden—making it an ideal choice for its next owners. The inviting entrance hallway opens through double doors into the living room, a bright yet cosy space perfect for relaxation. Another set of glass double doors leads to the dining room, comfortably accommodating six guests.

To the rear of the property is a serene sun room, ideal for reading, entertaining, or use as a children's playroom. The well-appointed kitchen features integrated appliances, ample storage within sleek white cabinetry, and a sociable breakfast bar. A separate utility room provides additional storage, plumbing for appliances, space for a fridge-freezer, and access to the rear garden.

Completing the ground floor are a convenient downstairs WC and an under-stair storage cupboard.

Upstairs, the home boasts three well-proportioned double bedrooms, each benefiting from built-in storage and large double-glazed windows that fill the rooms with natural light. The main bathroom features a stylish four-piece suite, including fully tiled walls, WC, hand basin, bath with handheld shower, and a separate shower enclosure.

Externally, the property enjoys mature front and rear gardens, along with a driveway and garage.

Ebberston Court sits within a highly sought-after estate in Spennymoor, popular for its excellent local amenities and transport links. Durham City Centre lies approximately seven miles to the north, while surrounding towns offer further conveniences and scenic walking routes.

This delightful property is expected to attract significant interest. Early viewing is strongly recommended—contact Robinsons to arrange your appointment.

EPC Rating - C  
Council Tax Band: D

**Hallway**  
Radiator, wood effect flooring, storage cupboard

**W/C**  
W/c, wash hand basin, chrome towel radiator, fully tiled, Upvc window.

**Lounge**  
16'1 x 10'7 max points (4.90m x 3.23m max points )  
stylish electric fire and surround, Upvc bay window and radiator.

**Dining Room**  
9'3 x 9'8 (2.82m x 2.95m )  
Radiator and access to Sun room

**Sun Room**  
11'5 x 7'8 (3.48m x 2.34m )  
Upvc windows, spot lights, radiator and French doors leading to the rear.

**Kitchen**  
11'7 x 9'7 (3.53m x 2.92m )  
White wall and base units, integrated oven, hob, extractor fan, tiled splash backs, breakfast bar, radiator, Upvc window, wood effect flooring, stainless steel sink with mixer tap and drainer.

**Utility room**  
7'8 x 7'6 (2.34m x 2.29m )  
White wall and base unit, plumbed for washing machine, space for fridge / freezer, stainless steel sink with mixer tap, access to the garage.

**Landing**  
storage cupboard and loft access.

**Bedroom One**  
12'6 x 10'3 (3.81m x 3.12m )  
Fitted wardrobes, radiator, wood effect flooring, Upvc window.

**Bedroom Two**  
12'2 x 8'9 max points (3.71m x 2.67m max points )  
Upvc window, radiator, wood effect flooring, fitted wardrobes

**Bedroom Three**  
10'4 x 8'3 max points (3.15m x 2.51m max points )  
Upvc window, radiator, wood effect flooring, fitted wardrobes

**Bathroom**  
11'0 x 5'6 (3.35m x 1.68m )  
Four piece stylish suite, which is fully tiled bath, shower cubicle, wash hand basin, W/C, chrome towel rail, Upvc window.

**Externally**  
To the front elevation is a pleasant garden and driveway which leads to a garage, while to the rear there is a private enclosed garden and patio.

**Garage**  
16'10 x 10'9 (5.13m x 3.28m )  
Electric roller shutter door and EV charging point.

**Agents Notes**  
Council Tax: Durham County Council, Band D  
Tenure: Freehold

Property Construction – Standard  
Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only  
Electricity supply – Mains  
Water Supply – Mains  
Sewerage – Mains  
Heating – Gas Central Heating  
Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>  
Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.  
Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.  
Selective licencing area – no  
Probate –NA  
Rights & Easements – None known  
Flood risk – refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>  
Coastal Erosion – refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>  
Protected Trees – None known  
Planning Permission – Nothing in the local area to affect this property that we are aware of. Accessibility/Adaptations – stair access only, no lift  
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. 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 before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



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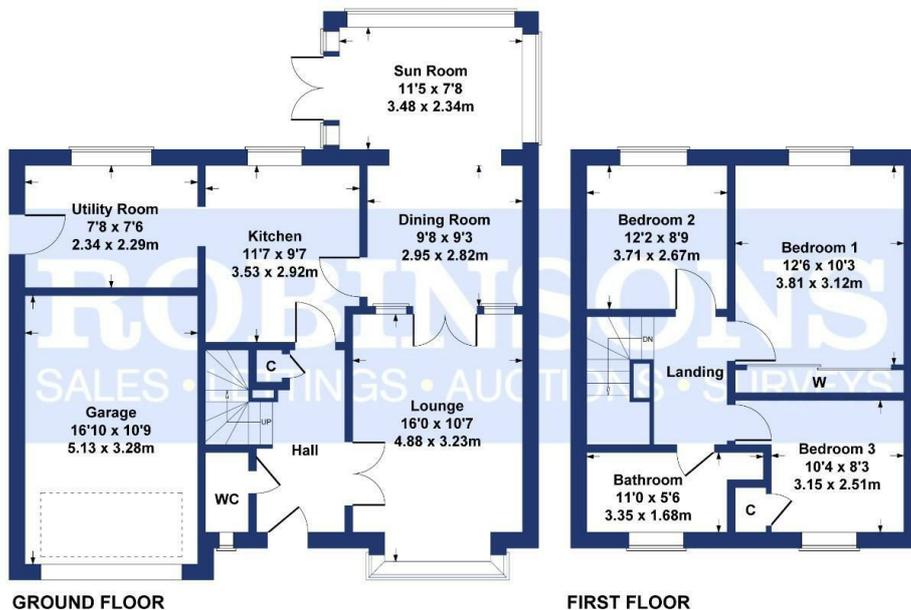
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

## Ebberston Close

Approximate Gross Internal Area  
1300 sq ft - 121 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. 2026

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	79
(55-68) D	65
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

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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.



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