



**Ryedale Court, TS29 6DF**  
**3 Bed - Bungalow - Detached**  
**Offers In The Region Of £165,000**

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An absolute credit to its current owners; it is with pleasure that we offer to the market with no onward chain, this sensational detached bungalow with three bedrooms pleasantly positioned in Ryedale Court, within the popular, residential area of Trimdon Station. This immaculate residence is presented to a 'show home' standard throughout & is the perfect purchase for clients seeking that 'move-in ready' home. Oozing style & sophistication & flooded with natural light throughout; the property enjoys a stunning open aspect to the rear elevation, is within excellent commuting distance to all major road links leading to Durham City, Darlington & Teesside & benefits from gas central heating via a combi boiler & double glazing. In brief, this tastefully decorated property comprises: Entrance into an outstanding open-plan kitchen/dining area with a range of fitted wall & base units finished in a polished grey laminate with 'Quartz' style worktops, spacious lounge with French doors to the rear garden, inner hallway leading to three bedrooms (two of which are double) & the beautiful, modern shower room. Externally, the property enjoys a lovely, landscaped garden to the rear elevation with views of the neighbouring paddock land & is bordered with a range of plant, tree & shrub borders whilst to the front, there is driveway parking for upto three vehicles. Additionally, we have been advised by the current vendor that all of the internal furniture is also available for purchase via separate negotiation. This is an exquisite property & we thoroughly encourage full internal inspection in order to fully appreciate its style, standard, quality, size & layout.

FREEHOLD  
EPC Rating: C  
Council Tax Band: C

#### **ENTRANCE INTO:**

**KITCHEN / DINING AREA**  
24'0 x 14'8 (7.32m x 4.47m)

**LOUNGE**  
12'10 x 14'8 (3.91m x 4.47m)

#### **INNER HALLWAY**

**MASTER BEDROOM**  
15'5 x 9'5 (4.70m x 2.87m)

**BEDROOM TWO**  
11'2 x 8'8 (3.40m x 2.64m)

**BEDROOM THREE**  
15'3 x 7'2 (4.65m x 2.18m)

#### **SHOWER ROOM**

#### **EXTERNALLY**

#### **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.

#### **COMPLIANCE**

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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Dedicated Property Manager

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	89
(69-80) C	76
(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

## 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

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## CROOK

Royal Corner  
DL15 9UA

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## SPENNYMOOR

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## SEDFIELD

3 High Street  
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E: info@robinsonssedgefield.co.uk

## WYNYARD

The Wynd  
TS22 5QQ

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E: info@robinsonswynyrd.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.



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