

Ridgeside, North Close, DL16 7HG  
2 Bed - Bungalow - Detached  
£365,000

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Nestled in the charming hamlet of Ridgeside, Kirk Merrington, this stunning detached bungalow presents a unique opportunity for those seeking a blend of rural tranquillity and modern living. Set on an elevated plot at the end of a quiet cul-de-sac, the property boasts breath taking views across open fields, creating a serene backdrop for everyday life.

Upon entering, you are greeted by a wide and welcoming entrance hall that sets a warm tone for the home. The spacious living room, adorned with a marble fireplace and dual-aspect windows, invites natural light and offers a delightful view of the front garden. This room seamlessly connects to a bright conservatory, perfect for a home office or additional sitting area. The adaptable layout of the bungalow allows for easy reconfiguration, catering to changing needs or the addition of extra bedrooms.

The dining room, featuring a wall-to-wall window, flows effortlessly into the breakfast area, enhancing the sense of space. The well-appointed kitchen is both functional and stylish, equipped with integrated appliances and ample preparation space. Adjacent to the kitchen, a second conservatory overlooks the rear garden, providing a peaceful retreat.

The property comprises two well-sized bedrooms, each with its own ensuite facilities, ensuring comfort and privacy. The master bedroom features fitted wardrobes, while the second bedroom opens directly onto the garden, making it an ideal guest suite. Additional amenities include a utility area, a garage with an electric door, and a modern family bathroom..

Externally, the bungalow is surrounded by spacious gardens, predominantly laid to lawn for easy maintenance. The block-paved driveway accommodates up to five vehicles, with potential for further extension. The rear patio offers a lovely space for outdoor dining and relaxation.

Ridgeside is a friendly community, conveniently located near Kirk Merrington, which boasts a primary school, local shops, and welcoming pubs.

#### Hallway

Radiator, storage cupboard.

#### Utility room

14'8 x 7'8 max points (4.47m x 2.34m max points )

wall and base units, radiator, space for fridge / freezer, stainless steel sink with drainer, access to garage.

#### Lounge

21'1 x 11'4 max points (6.43m x 3.45m max points )

Large Upvc window with stunning outlook, radiator, stairs to loft room.

#### Conservatory (Front)

9'2 x 8'9 max points (2.79m x 2.67m max points )

Upvc windows with beautiful outlook.

#### Dining room

16'1 x 11'4 max points (4.90m x 3.45m max points )

Upvc windows with beautiful outlook, radiator.

#### Loft Room

Velux window, Upvc window, power and lighting.

#### Kitchen

17'11 x 8'2 max points (5.46m x 2.49m max points )

White wall and base units, integrated oven, hob, extractor fan, fridge / freezer, dishwasher, washing machine, breakfast bar, Upvc windows, radiator, stainless steel sink with mixer tap and drainer.

#### Bedroom Two

10'6 x 7'10 max points (3.20m x 2.39m max points )

Fitted wardrobes and draws, radiator and French doors leading to the rear garden.

#### Ensuite

Double shower cubicle, wash hand basin, W/C, tiled flooring, extractor fan, chrome towel rail.

#### Conservatory (rear)

10'4 x 7'11 max points (3.15m x 2.41m max points )

Tiled flooring, radiator, Upvc windows, access to rear.

#### Bedroom One

16'6 x 9'6 max points (5.03m x 2.90m max points )

Fitted wardrobes, Upvc window, radiator, draws.

#### Ensuite

5'9 x 4'2 max points (1.75m x 1.27m max points )

Shower cubicle, wash hand basin, w/c, Chrome towel radiator, fully tiled, Upvc window, extractor fan.

#### Family bathroom.

9 x 6'3 max points (2.74m x 1.91m max points )

White panelled bath with shower over, wash hand basin, W/C, Chrome towel radiator, Upvc window, fully tiled

#### Externally

To the front elevation is a beautiful and enclosed garden, with ample off road parking and garage, while to the rear there is a beautiful enclosed patio and garden.

#### AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic Ultra-fast 9000Mbps\*

Mobile Signal: Good EE/O2/Three/Vodafone

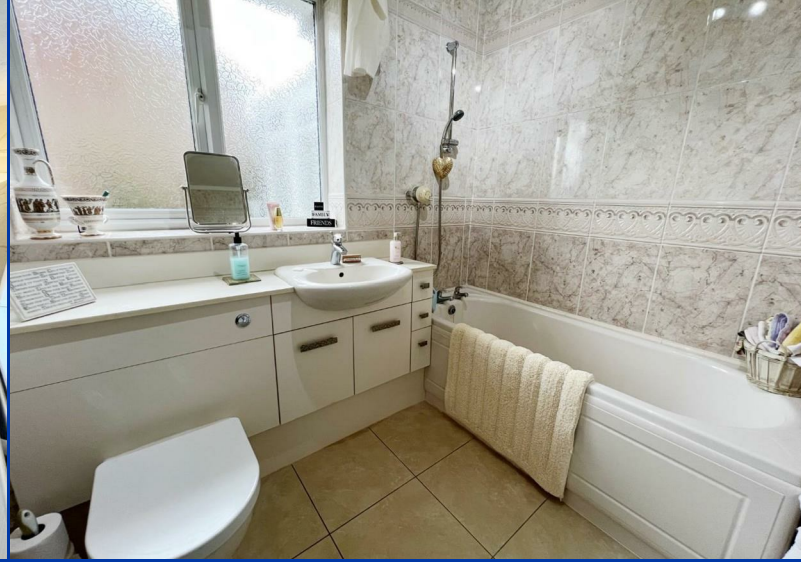
Tenure: Freehold

Council Tax: Durham County Council, Band D Approx. £TBC

Energy Rating: C

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.

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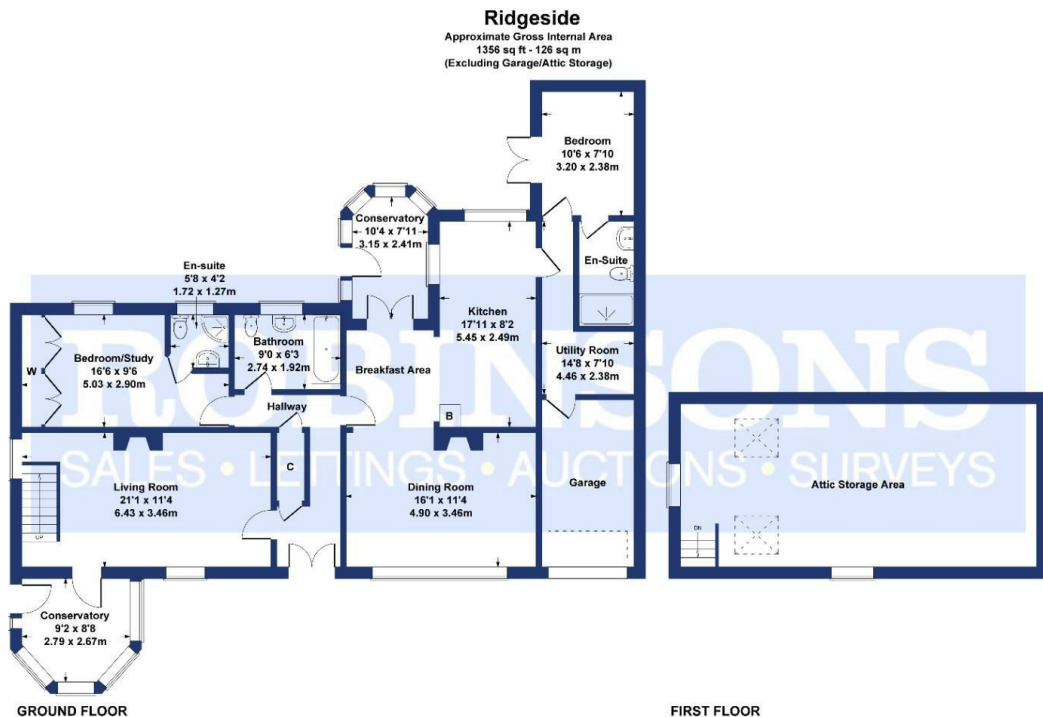
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SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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| Energy Efficiency Rating                    |           |
|---|-----------|
| Current                                     | Potential |
| Very energy efficient - lower running costs |           |
| (92 plus) <b>A</b>                          |           |
| (81-91) <b>B</b>                            |           |
| (69-80) <b>C</b>                            |           |
| (55-68) <b>D</b>                            |           |
| (39-54) <b>E</b>                            |           |
| (21-38) <b>F</b>                            |           |
| (1-20) <b>G</b>                             |           |
| Not energy efficient - higher running costs |           |
| 70  | 80        |
| EU Directive 2002/91/EC                     |           |
| England & Wales                             |           |

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