



Ripley Close, Spennymoor, DL16 7FB
3 Bed - House - Detached
O.I.R.O £225,000

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Nestled in the picturesque Ripley Close, Spennymoor, this charming detached house offers a wonderful opportunity for both families and individuals seeking a comfortable and inviting home. Boasting three generously sized bedrooms, this property provides ample space for relaxation and family life. The welcoming lounge serves as an ideal gathering spot, perfect for entertaining guests or enjoying peaceful evenings in.

Upon entering, you are greeted by a delightful hall that leads to a spacious and light-filled lounge. The heart of the home is the beautiful kitchen and dining room, which comes equipped with integrated appliances, making it a joy for any home cook. A useful utility room and a convenient ground floor w/c complete the ground floor layout, ensuring practicality for everyday living.

As you ascend to the first floor, a large and airy landing grants access to the stunning master bedroom, which features fitted wardrobes and an ensuite bathroom for added convenience. The second bedroom is also a good-sized double, complete with fitted wardrobes, while the third bedroom is a spacious single, perfect for children or guests. The family bathroom on this level is both stylish and functional, completing the first floor.

Situated in a tranquil neighbourhood, this home enjoys a strong sense of community while being conveniently close to local amenities. Spennymoor offers a variety of shops, schools, and recreational facilities, making it an ideal location for families. Additionally, the property is well-placed for commuters, with easy access to Durham City, Darlington, and Teesside, as well as the local town centre.

This property is more than just a house; it is a place where cherished memories can be created. Whether you are looking to settle down or invest in a promising area, this delightful detached home in Ripley Close is certainly worth your consideration. Do not miss the opportunity to make this lovely property your own.

EPC Rating B
Council Tax Band D

Hallway

Feature radiator, stairs to first floor, quality flooring.

W/C

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

Lounge

17'10 x 9'6 (5.44m x 2.90m)

UPVC windows, radiator, quality flooring.

Kitchen/Diner

17'10 x 9'6 (5.44m x 2.90m)

Modern wall and base units, integrated oven, hob, extractor fan, plumbed for washing dishwasher, stainless steel sink with mixer tap and drainer, uPVC windows, quality flooring, space for fridge freezer, french doors leading to rear, radiator, breakfast bar.

Utility Room

6'2 x 5'7 (1.88m x 1.70m)

Plumbed for washing machine, radiator, wall and base units, storage cupboard.

Landing

Airing cupboard, quality flooring, radiator, uPVC window, loft access.

Bedroom One

11'4 x 10'1 (3.45m x 3.07m)

Fitted wardrobes, radiator, uPVC window.

En-Suite

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

Bedroom Two

8'10 x 7'6 (2.69m x 2.29m)

UPVC window, radiator, storage cupboard, fitted wardrobes.

Bedroom Three

8'10 x 7'6 (2.69m x 2.29m)

UPVC window, radiator.

Bathroom

Free standing bath with shower over, wash hand basin, W/C, uPVC window, extractor fan.

Externally

To the front elevation is an easy to maintain garden. While to the rear there is a good sized mature garden and patio which gives access to the driveway and garage.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultra-fast 9000Mbps *

Mobile Signal:

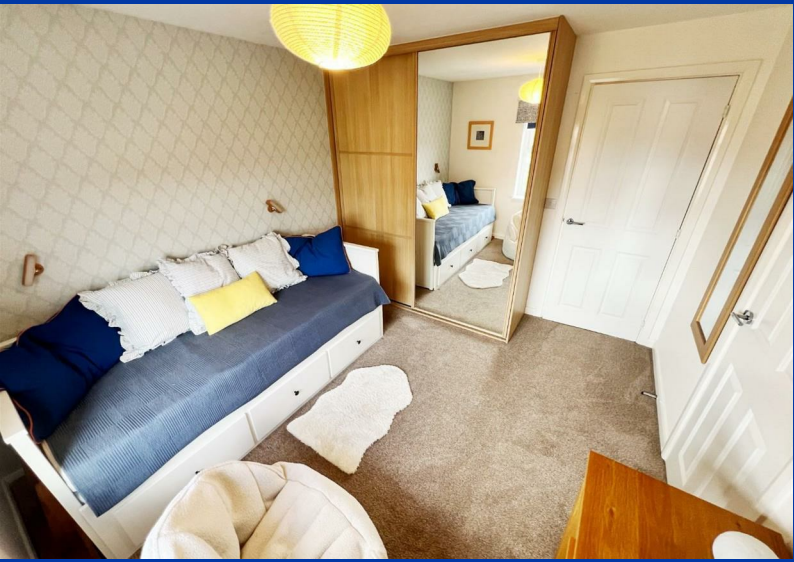
Tenure: Freehold

Council Tax: Durham County Council, Band D - Approx. £2,555.93 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.

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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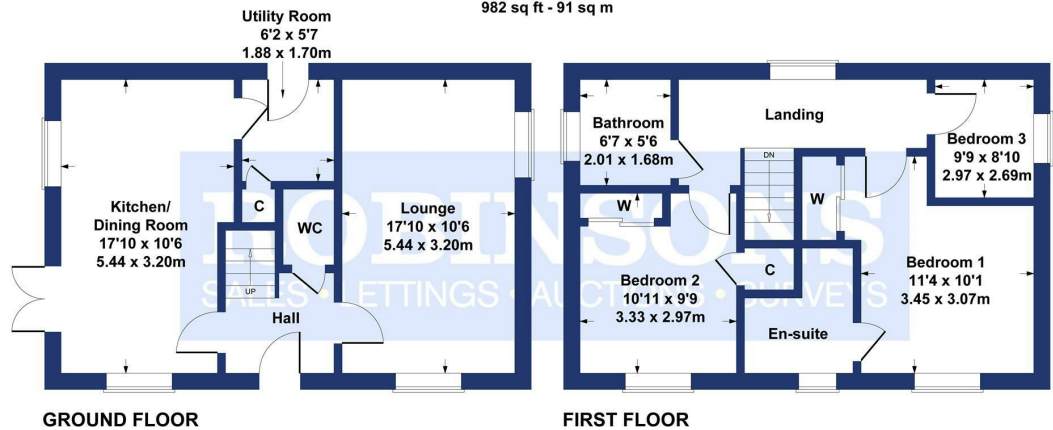
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Ripley Close

Approximate Gross Internal Area
982 sq ft - 91 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. 2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(43-54)	E		
(31-42)	F		
(13-20)	G		
Not energy efficient - higher running costs			
England & Wales		81	90

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(43-54)	E		
(31-42)	F		
(13-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			

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