



Ripley Close, Spennymoor, DL16 7FJ
3 Bed - House - Semi-Detached
Offers Over £148,500

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we are pleased to offer to the market this SUPERB THREE BEDROOM SEMI DETACHED HOUSE which offers SPACIOUS FAMILY SIZED ACCOMMODATION over THREE FLOORS with the benefit of gas fired central heating and uPVC double glazing. Built by Barratt Homes Developments in 2019 the property is presented in immaculate order throughout with 9 years remaining on the NHBC Guarantee. The property is located on the ever popular Burton Woods development on the outskirts of Spennymoor in a quiet location which is pedestrianised to the front with an attractive open outlook from the bedroom window on the top floor. With all fitted carpets included in the sale, the accommodation briefly comprises -

GROUND FLOOR ENTRANCE HALL, CLOAKROOM W/C with white suite, STUDY/BEDROOM FOUR, SPACIOUS OPEN PLAN LOUNGE/DINING ROOM/KITCHEN with integrated appliances and double glazed French doors giving access to the REAR GARDEN. on the FIRST FLOOR is a LANDING, SPACIOUS LOUNGE AND MASTER BEDROOM WITH EN-SUITE SHOWERROOM/WC. To the SECOND FLOOR, A LANDING LEADS TO TWO FURTHER BEDROOMS AND FAMILY BATHROOM/WC.

Externally, there is a small open plan front garden. Good sized enclosed rear garden with paved patio area and a driveway to the rear providing off street parking facilities for two vehicles. Internal inspection is highly recommended to appreciate the property fully.

GROUND FLOOR

ENTRANCE HALL with double glazed entrance door to front elevation. Staircase giving access to the first floor and large built in storage cupboard, central heating radiator, panelled doors leading to cloakroom w/c, study/bedroom four and kitchen/dining room/lounge.

CLOAKROOM WC

Fitted with a white suite comprised with a pedestal wash hand basin with mixer tap and low level WC. Extractor fan and radiator.

STUDY/BEDROOM FOUR

9'1 x 6'1 (2.77m x 1.85m)

Double glazed window to the front elevation and central heating radiator.

KITCHEN/DINING ROOM/LOUNGE

20 x 12'9 (6.10m x 3.89m)

A spacious open plan room with double glazed window to the rear elevation and double glazed French doors giving access to the rear garden. There is a built in storage cupboard and TV Ariel point and radiator to the lounge area. The kitchen is fitted with an excellent range of floor, wall and draw units with fitted work surfaces incorporated a 1 1/2 bold stainless steel sink

unit with mixer tap. Built in oven four ring hob with extractor hood above, integrated fridge freezer, dishwasher and washing machine.

FIRST FLOOR

Staircase giving access to the second floor, central heating radiators, panelled doors leading to lounge and bedroom one.

LOUNGE

12'9 x 10'2 (3.89m x 3.10m)

Double glazed window to front elevation, TV Ariel point, central heating radiator.

BEDROOM ONE

12'9 x 9'10 (3.89m x 3.00m)

Double glazed window to the rear elevation, central heating radiator, panelled door leading to en-suite shower room WC

EN-SUITE

7 x 5 (2.13m x 1.52m)

Double glazed window to the side elevation fitted with white suite comprised of a pedestal wash hand basin, low level WC and large shower cubicle with wall mounted shower. Part ceramic tiling to the walls, central heating radiator and extractor fan.

SECOND FLOOR

Landing, central heating radiator, access to the loft, panelled doors leading into bedroom two, bedroom three and bathroom W/C.

BEDROOM TWO

12'9 x 9'10 (3.89m x 3.00m)

Double glazed skylight window to the rear elevation, built in storage cupboard, central heating radiator

BEDROOM THREE

12'9 x 7'4 (3.89m x 2.24m)

Double glazed window to the front elevation, attractive open outlook, built in storage cupboards and central heating radiator.

FAMILY BATHROOM

6'5 x 5'7 (1.96m x 1.70m)

Fitted with white suite, comprises of panelled bath, pedestal wash basin with mixer tap and low level WC. Part ceramic tiling to the walls, central heating radiator, extractor fan.

EXTERNAL

Small, open plan garden area to the front, good sized rear garden enclosed by timber fencing mainly laid to lawn with a paved patio area and gated access to a driveway providing off street parking facilities for two vehicles.



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Ripley Close Spennymoor

Approximate Gross Internal Area
1096 sq ft - 102 sq m



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

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. 2020

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A	95	Very environmentally friendly - lower CO ₂ emissions (92 plus) A	85
(81-91) B		(81-91) B	
(70-80) C		(70-80) C	
(55-69) D		(55-69) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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