

**** VIRTUAL TOUR AVAILABLE ****

**** STUNNING, EXTENDED FAMILY HOME ** ** QUIET CUL DE SAC ****

**** EVER POPULAR MOORFIELDS AREA ** ** OPEN PLAN KITCHEN/FAMILY ROOM ****

**** MASTER WITH EN-SUITE ****

Luxurious three double bedroom detached property, superbly positioned on this development with views of the nature reserve to the front. The home has been improved by the present owners to an extremely high standard with little regard for cost, enjoying quality fixtures and fittings throughout. The ground floor extension will certainly not fail to impress having an immense open plan feel from the kitchen/diner to seating area, considered the hub of many homes. Such a fabulous entertaining space with bi-fold doors leading to a landscaped rear garden, perfect for alfresco dining.

There is sumptuous interior design, quality flooring and all external windows have been replaced. It is as practical to live in as impressive to look at and will certainly appeal to a variety of buyers. We have no hesitation in recommending an internal viewing to fully appreciate the quality of this home both inside and out.

Council tax band C. Freehold basis. EPC rating C.

Please contact Robinsons Tees Valley Darlington to arrange a viewing (in association with Smith & Friends).

Ridgewood Close, Darlington, DL1 4TE

3 Bedroom - House - Detached

Offers In The Region Of £215,000

EPC Rating: C

Tenure: Freehold

Council Tax Band: C

ROBINSONS
SALES • LETTINGS • AUCTIONS *Tees Valley*

Ridgewood Close, Darlington, DL1 4TE

GROUND FLOOR

Entrance hall, spacious, yet cosy lounge to the front. Inner hall and ground floor w.c.. Fabulous open plan kitchen/diner come family room, perfect for the coming and goings of an active family life. Beautifully appointed kitchen providing a range of modern wall and base units with laminate work surfaces incorporating a stainless steel sink unit with mixer tap, gas hob, chrome chimney style cooker hood, bi-fold doors from the extension to the garden. Off the kitchen in a useful utility room with further work surfaces, plumbing for a washing machine, and wall mounted gas boiler.

FIRST FLOOR

Landing opening to the first floor accommodation, enjoying three double bedrooms all in excellent decorative order. Two main bedrooms with built-in wardrobes, the master with an en-suite shower room comprises of a shower cubicle, basin, w.c. and chrome towel radiator. Luxurious bathroom completes the accommodation having been refurbished to a high standard comprises of a roll top bath, shower cubicle, basin, w.c. and chrome towel radiator.

EXTERNALLY

The home commands a lovely peaceful position on this development which lies in the ever popular Eastbourne area, within easy reach of local shops, amenities and schooling. The train station is in easy reach, as is the town centre and transport links to the A1(M) & A66. Open garden to the front and driveway for parking, leading to a garage for storage. Pedestrian side access to the beautifully improved landscaped rear garden which is laid to lawn, has an outside water tap and eye-catching pergola and resin patio area.

ENTRANCE HALL

LOUNGE

16'4" x 13'2" x 11'0" (5'40m x 3.37m)

INNER HALL

GROUND FLOOR W.C.

KITCHEN

12'10" x 11'1" (3.93m x 3.38m)

FAMILY ROOM

12'7" x 11'10" (3.85m x 3.61m)

UTILITY ROOM

8'5" x 7'7" (2.58m x 2.32m)

FIRST FLOOR LANDING

BEDROOM

13'3" x 10'7" (4.06m x 3.25m)



Ridgewood Close, Darlington, DL1 4TE

EN-SUITE SHOWER ROOM

BEDROOM

6'11" x 13'2" (2.12m x 4.02m)

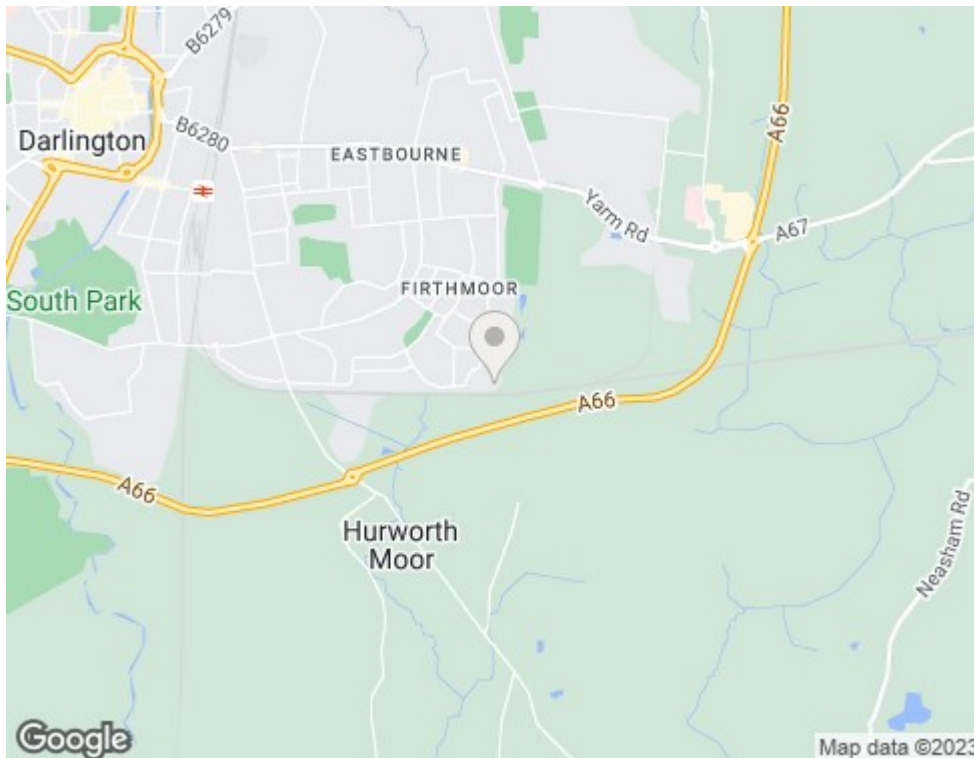
BEDROOM

11'3" x 7'5" (3.44m x 2.28m)

FAMILY BATHROOM/W.C.

FRONT EXTERNAL

REAR GARDEN



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons Tees Valley can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons Tees Valley staff may benefit from referral incentives relating to these services.

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Ridgewood Close

Approximate Gross Internal Area
1324 sq ft - 123 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. 2023

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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