

Cleves Close, Ferryhill, DL17 8RB
3 Bed - Bungalow - Detached
Offers Over £300,000

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Robinsons Estate Agents are delighted to offer to the market this beautiful three-bedroom detached bungalow, which is offered to the market in immaculate condition. Situated on the popular and sought-after location of Cleves Close which is on the outskirts of Ferryhill, the property is ideally located for access to the A1 and A19, close to local schooling, amenities and other transport links making this a perfect home for numerous buyers. Early viewing is advised to avoid any disappointment as properties in this area very rarely come available. This stunning home has an endless number of benefits and some of its key features are: the beautiful views to the side elevation, ample living space, useful utility room, long driveway, double garage and beautiful large gardens.

In brief this beautiful family home comprises of: entrance porch, large hallway, spacious lounge, separate dining room (which could be used as a bedroom) open plan kitchen/diner, utility room, W/C, three double bedrooms and family bathroom. Externally to the bungalow sits on a beautiful and large plot, to the front elevation is a large but easy to maintain garden, huge driveway leading to a double garage. While to the rear, there is a stunning and mature garden and patio. Again early viewing is a advised to avoid any disappointment.

EPC Rating TBC
Council Tax Band D

Porch

Access to the hallway.

Hallway

Radiator, loft access, large storage cupboard.

Lounge

19'8 x 12'1 (5.99m x 3.68m)

UPVC windows, radiator, electric fire and surround, stunning views.

Dining Room

14'2 x 13'9 (4.32m x 4.19m)

Radiator, sliding doors leading to the rear.

Kitchen

13'9 x 12'0 (4.19m x 3.66m)

Wall and base units, electric cooker point, space for under counter fridge, dining room table, radiator, uPVC window, tiled splashbacks, extractor fan, sink with mixer tap and drainer.

Utility Room

9'7 x 7'1 max points (2.92m x 2.16m max points)

Base units, stainless steel sink with mixer tap and drainer, combi boiler, tiled splashbacks, uPVC window, radiator.

Inner Hall

Access to the garage, rear and w/c.

W/C

W/C, wash hand basin, radiator, uPVC window.

Bedroom One

11'9 x 11'1 (3.58m x 3.38m)

UPVC window, radiator, fitted wardrobes, over looking the rear garden.

Bedroom Two

11'8 x 10'7 (3.56m x 3.23m)

Fitted wardrobes, radiator, uPVC window, dressing table, stunning views.

Bedroom Three

10'4 x 8'9 (3.15m x 2.67m)

UPVC window, radiator, beautiful outlook.

Bathroom

8'4 x 8'3 (2.54m x 2.51m)

Panelled bath, separate shower cubicle, wash hand basin, bidet, radiator, tiled splashbacks.

Externally

To the front elevation, there is a large and easy to maintain garden and huge driveway which leads to the double garage and hard standing area. This leads onto the beautiful and enclosed garden, which has a pond, vegetable patch and patio area.

Double Garage

19'9 x 17'6 max points (6.02m x 5.33m max points)

Power and lighting, loft access, electric doors.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Super-fast 60Mbps *

Mobile Signal/Coverage: EE / O2 / Three / Vodafone

Tenure: Freehold

Council Tax: Durham County Council, Band D - Approx.

£2,444.58 p.a

Energy Rating: TBC

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.



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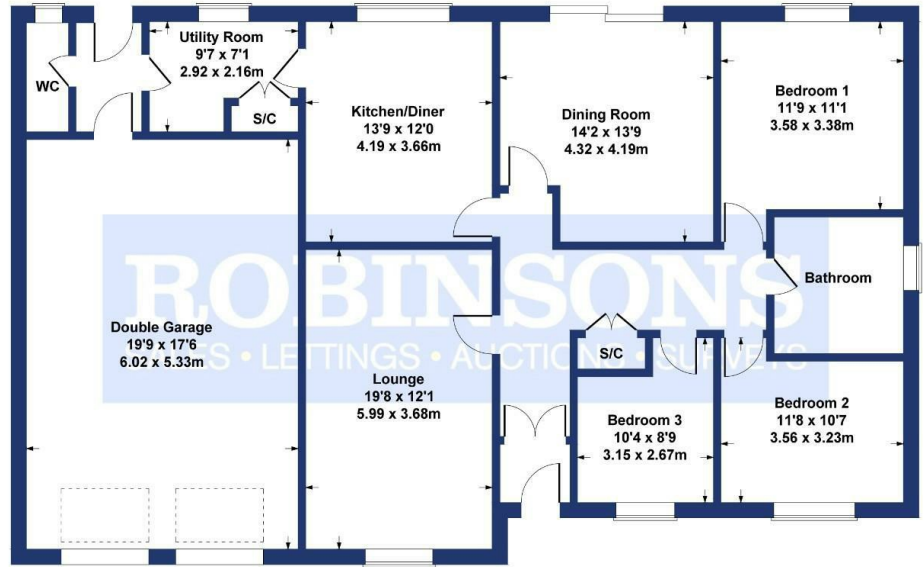
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Cleves Close
Approximate Gross Internal Area
1834 sq ft - 170 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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
B			
C			
D			
E			
F			
G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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