



**Cleves Close, Ferryhill, DL17 8RB**  
**3 Bed - Bungalow - Detached**  
**Offers In Excess Of £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: ample living space, useful utility room, long driveway, double garage and beautiful large rear garden.

In brief this beautiful family home comprises of: entrance porch, large hallway, spacious open plan lounge/dining room fitted kitchen, three double bedrooms and family bathroom. Externally to the bungalow sits on a beautiful and large plot, to the front elevation is a easy to maintain garden and driveway leading to a double garage. While to the rear, there is a stunning garden and patio. Again early viewing is a advised to avoid any disappointment.

EPC Rating D  
Council Tax Band D

#### **Porch**

Tiled flooring, access to hall.

#### **Hallway**

Radiator, loft access, large storage cupboard.

#### **Lounge/Diner**

31'6 x 12'7 (9.60m x 3.84m)

UPVC bay window, radiator, space for dining room table, sliding door leading to the rear.

#### **Kitchen**

12'1 x 11'7 (3.68m x 3.53m)

Wall and base units, integrated double oven, hob, extractor fan, plumbed for washing machine, space for fridge freezer, radiator, tiled flooring and splashbacks, sliding doors leading to the rear garden, sink with mixer tap and drainer.

#### **Bedroom One**

12'2 x 11'8 max points (3.71m x 3.56m max points)

Fitted wardrobes, radiator, uPVC window.

#### **En-suite**

Shower cubicle, wash hand basin, w/c, radiator, uPVC window, tiled flooring and splashbacks.

#### **Bedroom Two**

11'8 x 9'8 (3.56m x 2.95m )

UPVC window, radiator.

#### **Bedroom Three**

10'7 x 9'2 (3.23m x 2.79m)

UPVC window, radiator, fitted wardrobes.

#### **Bathroom**

9'1 x 6'9 (2.77m x 2.06m)

Large corner bath, shower cubicle, his and hers wash hand basin, w/c, radiator, uPVC window, fully tiled.

#### **Externally**

To the front elevation, there is a easy to maintain garden and driveway leading to a double garage. While to the rear, there is a beautiful and private patio and patio.

#### **Double Garage**

16'5 x 14'8 (5.00m x 4.47m)

Power and lighting, uPVC window.

#### **Agent Notes**

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Super-fast 65Mbps \*

Mobile Signal/Coverage: Good

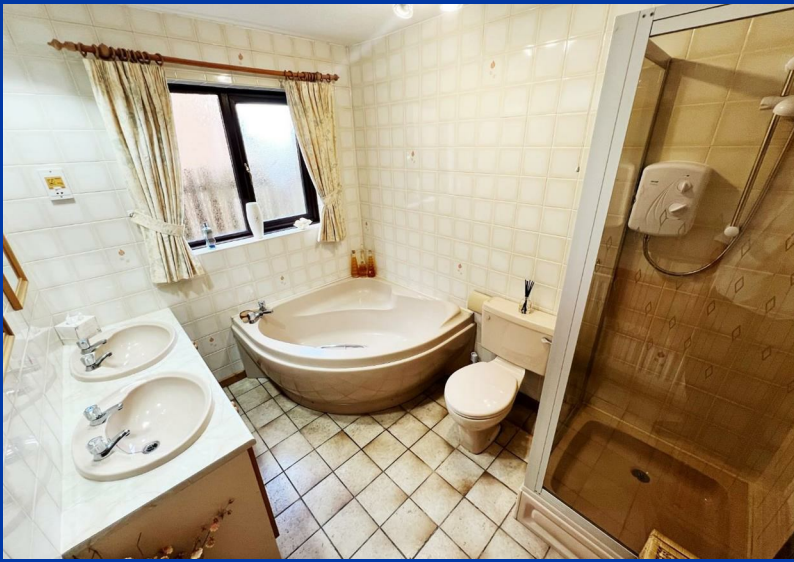
Tenure: Freehold

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

£2,444.58 p.a

Energy Rating: D

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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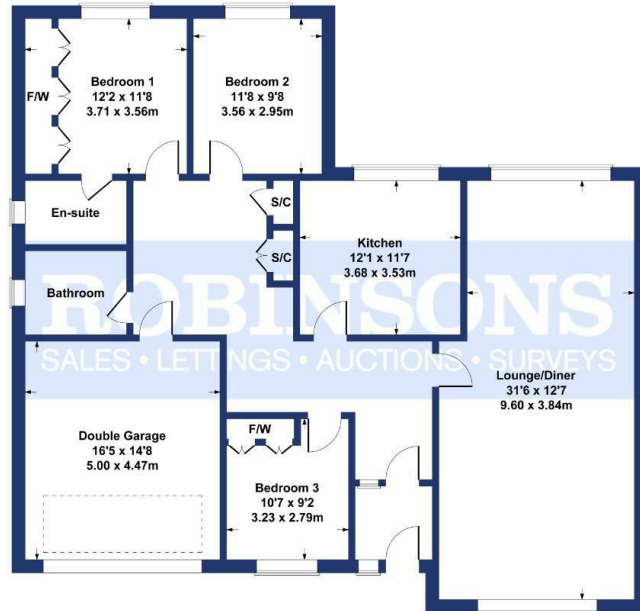
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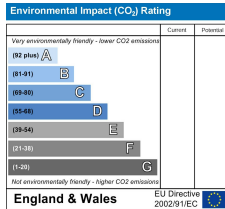
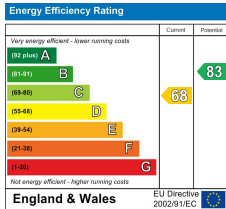
**Cleves Close**  
Approximate Gross Internal Area  
1622 sq ft - 151 sq m



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. 2024



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