

**Cavendish Court, Ferryhill, DL17 8PY**  
**3 Bed - House - Detached**  
**£169,950**

**ROBINSONS**  
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Robinsons are delighted to offer to the market this STUNNING & WELL PRESENTED THREE BEDROOMED FAMILY DETACHED HOUSE. Situated on the outskirts of Ferryhill in this quiet cul-de-sac within a popular residential development, the property offers ideal family sized accommodation and internal inspection is recommended to appreciate it's size. Ideally located for near by transport links to Durham City, Darlington and Teesside, Ferryhill market place lies approximately quarter of a mile away. The property benefits from UPVC double glazing, gas central heating, well presented kitchen, sun room extension, three good sized bedroom, off road parking and garage. Given all of the above early viewing is advised to avoid any disappointment.

In brief the property comprises of; entrance porch, spacious lounge, beautiful open plan kitchen/dining room and sunroom extension. To the first floor is three good sized bedrooms, the modern family bathroom is also located on the first floor. Externally to the front elevation there is a long blocked paved driveway which leads to a garage. While to the rear elevation there is a private and well presented good sized garden.

EPC Rating D  
Council Tax Band C

#### **Porch**

UPVC windows, wood effect flooring, stairs to the first floor.

#### **Lounge**

17'9 x 10'8 (5.41m x 3.25m)

UPVC window, radiator, stylish flooring.

#### **Kitchen/Diner**

18'0 x 9'9 (5.49m x 2.97m)

Well presented wall and base units, integrated oven, hob, extractor fan, fridge freezer, dishwasher, stainless steel sink with mixer tap, plumbed for washing machine, space for dining room table, uPVC windows, radiator, wood effect flooring, tiled splashbacks.

#### **Sun Room**

14'2 x 9'4 max points (4.32m x 2.84m max points)

UPVC windows, wood effect flooring, radiator, French doors leading to the rear.

#### **Landing**

Loft access, large airing cupboard.

#### **Bedroom One**

11'2 x 8'4 + robes (3.40m x 2.54m + robes )

Fitted wardrobes, radiator, uPVC window, wood effect flooring.

#### **Bedroom Two**

9'3 x 9'4 + robes (2.82m x 2.84m + robes)

Fitted wardrobes, radiator, uPVC window, wood effect flooring.

#### **Bedroom Three**

9'6 x 7'9 max points (2.90m x 2.36m max points)

UPVC window, radiator, wood effect flooring, fitted draws.

#### **Bathroom**

White panelled bath with shower over, wash hand basin, w/c, fully tiled, chrome towel radiator, uPVC window, spotlights.

#### **Externally**

To the front elevation, there is a lovely garden and driveway which leads to a garage. While to the rear, there is a well presented enclosed garden.

#### **Agent Notes**

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultra-fast 9000Mbps

Mobile Signal/Coverage: Good

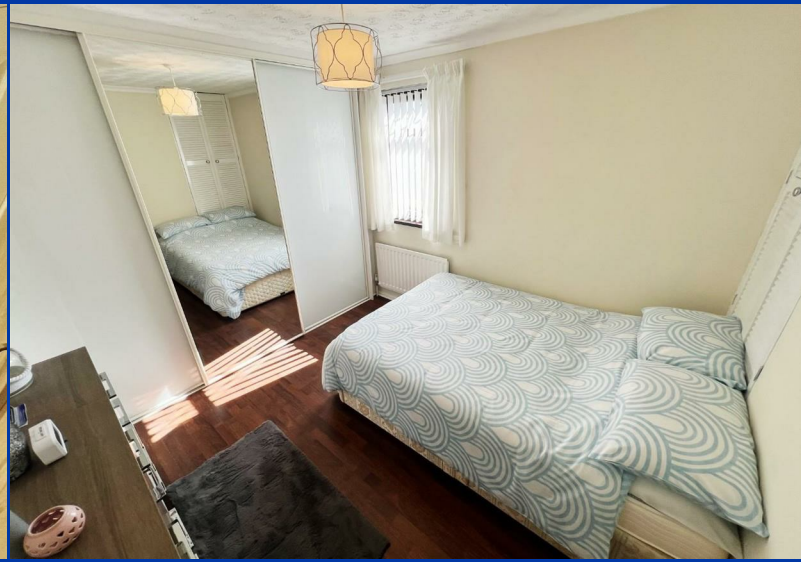
Tenure: Freehold

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

£2,172.97 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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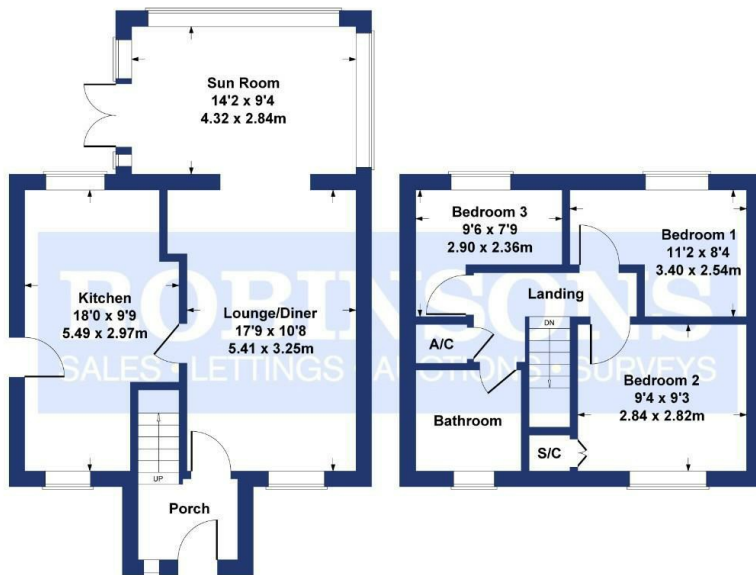
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

**Cavendish Court**  
Approximate Gross Internal Area  
924 sq ft - 86 sq m



GROUND FLOOR

FIRST 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. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
		66	81
England & Wales		EU Directive 2002/91/EC	

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

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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