



Dean Park, Ferryhill, DL17 8HP
4 Bed - House - Detached
Reduced £195,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Nestled in the desirable area of Dean Park, Ferryhill, this stunning detached family home offers a perfect blend of comfort and modern living.

Upon entering, you are welcomed into a spacious reception room that sets the tone for the rest of the home. The heart of the house is undoubtedly the beautiful kitchen, which is both stylish and functional, perfect for family meals and entertaining guests. The property features four generously sized bedrooms, providing ample space for everyone, along with a modern bathroom that add to the convenience of daily living.

The exterior of the home is equally appealing, with a landscaped, good-sized enclosed rear garden that offers a private oasis for relaxation and outdoor activities. This outdoor space is perfect for children to play or for hosting summer barbecues with friends and family.

Location is key, and this property does not disappoint. Situated in a sought-after area, it is ideally placed for commuters, with easy access to the A1 and A19, making travel to nearby towns and cities a breeze.

In summary, this spacious and beautiful four-bedroom detached house in Dean Park is a fantastic opportunity for those looking for a family home in a prime location. With its modern amenities and lovely garden, it is sure to attract interest from discerning buyers. Don't miss the chance to make this wonderful property your new home.

Porch

Wood effect flooring, radiator, uPVC window.

Lounge/Diner

16'9 x 15'8 (5.11m x 4.78m)

UPVC bay window, radiators, stairs to first floor, spotlights, space for dining room table, sliding door to conservatory.

Conservatory

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

Wood effect flooring, uPVC window, french doors leading to rear.

Kitchen

8'6 x 7'7 (2.59m x 2.31m)

Modern white wall and base units, integrated double oven, hob, extractor fan, stainless steel sink with mixer tap and drainer, integrated fridge freezer, and dishwasher, tiled splashbacks, spotlights, uPVC window.

Utility Room

7'7 x 3'11 (2.31m x 1.19m)

Plumbed for washing machine, uPVC window.

W/C

W/C, uPVC window, wash hand basin, radiator, wood effect flooring.

Landing

Radiator, uPVC window, loft access.

Bedroom One

11'6 x 10'9 max points (3.51m x 3.28m max points)

UPVC window, radiator, fitted wardrobes.

En-Suite

Shower cubicle, wash hand basin, W/C, radiator, extractor fan.

Bedroom Two

9'8 x 7'4 (2.95m x 2.24m)

UPVC window, radiator, quality flooring.

Bedroom Three

8'1 x 7'7 (2.46m x 2.31m)

UPVC window, radiator, quality flooring.

Bedroom Four

8'2 x 7'6 (2.49m x 2.29m)

UPVC window, radiator, quality flooring.

Bathroom

White panelled bath, walk in shower cubicle, wash hand basin, chrome towel radiator, tiled splashbacks, spotlights, extractor fan, tiled flooring.

Externally

To the front elevation is an easy to maintain garden and driveway which leads to a garage. While to the rear there is a lovely enclosed landscaped garden and patio area.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultra-fast 10000Mbps *

Mobile Signal/Coverage: Good

Tenure: Freehold

Council Tax: Durham County Council, Band D - Approx. £2,563.16 p.a

Energy Rating: C

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.



OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

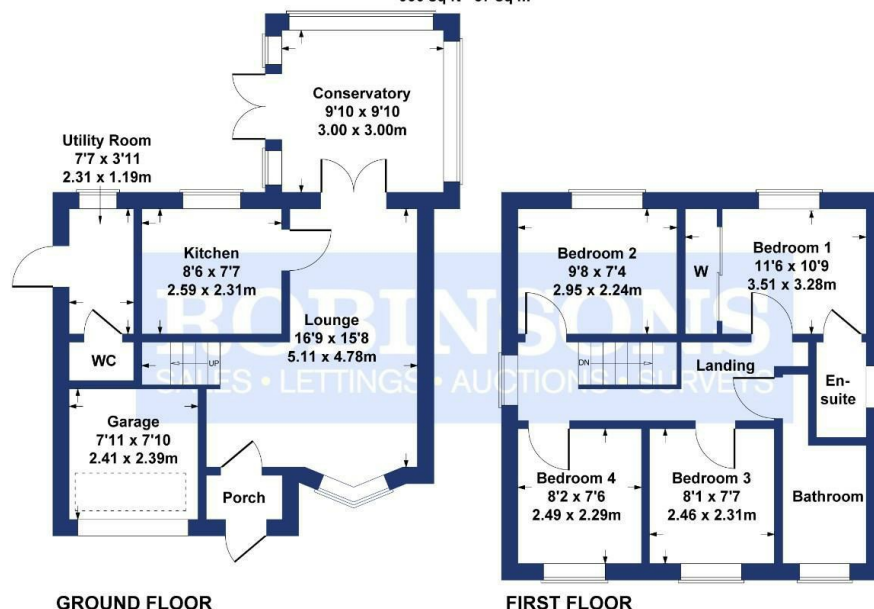
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Dean Park
Approximate Gross Internal Area
936 sq ft - 87 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. 2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(91-95)	B		
(81-90)	C		
(69-80)	D		
(55-68)	E		
(41-54)	F		
(21-40)	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		
(91-95)	B		
(81-90)	C		
(69-80)	D		
(55-68)	E		
(41-54)	F		
(21-40)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

DURHAM

1-3 Old Elvet
DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

DURHAM REGIONAL HEAD OFFICE

19A old Elvet
DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

CHESTER-LE-STREET

45 Front Street
DH3 3BH

T: 0191 387 3000

E: info@robinsonscs.co.uk

BISHOP AUCKLAND

120 Newgate Street
DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

CROOK

Royal Corner
DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

SPENNYMOOR

11 Cheapside
DH16 6QE

T: 01388 420444

E: info@robinsonsspennymoor.co.uk

SEDFIELD

3 High Street
TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

WYNYARD

The Wynd
TS22 5QQ

T: 0174 064 5444

E: info@wynyardfineandcountry.co.uk

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.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



ROBINSONS

SALES • LETTINGS • AUCTIONS

11 Cheapside, Spennymoor, DL16 6QE | Tel: 01388 420444 | info@robinsonsspennymoor.co.uk
www.robinsonsestateagents.co.uk