



**Hillside View Station Road, Ferryhill, DL17 0EG**

**£229,950**

Rarely available on the market this exceptional three bedroom detached bungalow offering spacious living accommodation that has been fitted to a very high standard throughout. The property boasts; gas central heating, double glazing, an attractive fitted kitchen with built in appliances, master bedroom with en-suite, luxury family bathroom, spacious driveway and garage. We would recommend an early viewing on this most comfortable family home. Available with no onward chain.



## Ground Floor

### Entrance Hall

Has composite entrance door, central heating radiator and double glass panel doors opening onto the lounge.

### Lounge 16'7" x 13'3" (5.05 x 4.04)



Has bay window, laminate flooring, central heating radiator, coved ceiling and double doors opening onto the conservatory.

### Conservatory 12'9" x 9'5" (3.89 x 2.87)



Has wall lights, laminate flooring, central heating radiator and UPVC doors opening onto the side garden.

### Kitchen / Dining Room 13'2" x 11'1" (4.01 x 3.38)



Has a range of fitted wall and base units including

glass display cabinets, laminate work surfaces, inset sink unit, built in electric oven, gas hob and extractor canopy, central heating radiator and laminate flooring.

### Utility 11'0" x 6'3" (3.35 x 1.91)



Has a range of fitted base units, laminate work surfaces, inset sink unit, plumbing for automatic washing machine, UPVC entrance door, wall mounted gas boiler, central heating radiator and laminate flooring.

### Bedroom 1 12'10" x 11'0" (3.91 x 3.35)



Has a quality range of built in wardrobes, en-suite and central heating radiator.

## En suite



Has white suite comprising; shower cubicle with mains shower, hand wash basin, WC and heated towel radiator.

## Bedroom 2 12'9" x 10'7" (3.89 x 3.23)



Has fitted mirrored sliding wardrobes and central heating radiator.

## Bedroom 3 11'1" x 7'0" (3.38 x 2.13)



Has central heating radiator and built in wardrobes.

## Luxury Family Bathroom WC



With white suite comprising; modern freestanding double end bath with freestanding shower mixer tap, vanity unit with hand wash basin and LED vanity mirror, WC, double shower cubicle with mains water shower, glass shower screen and central heating radiator and tile effect wall panels.

## Exterior



There is a large hardstand area for off road parking leading to a detached garage with power and lighting to the front and a lawned garden to the side.

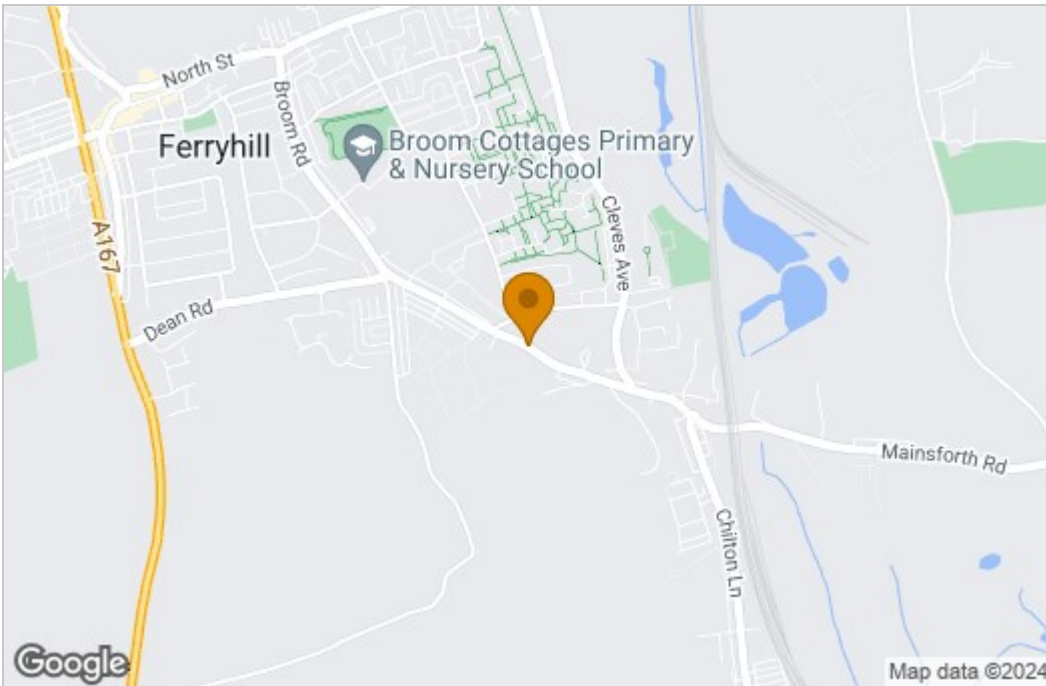
## DISCLAIMER

N.B. WE HAVE NOT TESTED ANY APPLIANCES OR SYSTEMS AT THE PROPERTY. IF IN DOUBT, PURCHASERS SHOULD SEEK PROFESSIONAL ADVICE. THE MEASUREMENTS PROVIDED WITHIN THE DETAILS ARE FOR GUIDANCE PURPOSES ONLY. IF MORE ACCURATE MEASUREMENTS ARE NEEDED, THEN THE PURCHASERS SHOULD TAKE SUCH MEASUREMENTS THEMSELVES. THESE DETAILS INCLUDING PHOTOGRAPHY WERE PREPARED BY PETER CLARK PROPERTY SERVICES IN ACCORDANCE WITH THE SELLERS INSTRUCTIONS. THE ACCURACY OF THESE PARTICULARS CANNOT BE GUARANTEED AND ANY PURCHASERS SHOULD SATISFY THEMSELVES BY INSPECTING OR OTHERWISE TO THE CORRECTNESS OF STATEMENTS CONTAINED IN THESE PARTICULARS. THESE PARTICULARS DO NOT CONSTITUTE ANY PART OF AN OFFER OR CONTRACT.

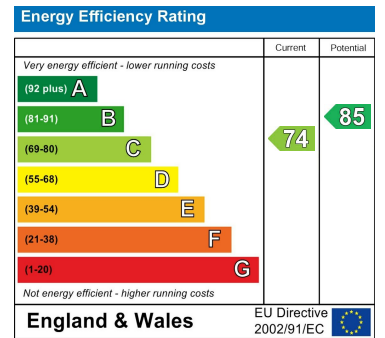


# Floor Plan

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.