

**28 Cleves Court, Ferryhill, DL17 8RA**

**£134,950**

Rarely available on the market this stunning three bedroomed semi-detached house on this most popular development. The property has recently undergone a series of improvements and includes; a newly fitted kitchen with integrated appliances, modern white bathroom suite, newly laid carpets and is immaculately decorated throughout, there is a substantial garden room/workshop in the rear garage as well as a detached garage and driveway. available with no onward chain this fantastic property is not to be missed.

## Ground Floor

### Entrance Porch

Has UPVC entrance door and central heating radiator.

### Lounge 14'2" x 13'7" (4.32 x 4.14)



Has bowed window, feature stainless steel and solid wood staircase and central heating radiator.

### Dining Room 10'6" x 7'2" (3.20 x 2.18)



Has patio doors opening onto the rear garden, central heating radiator and French doors opening onto the Kitchen.

### Kitchen 10'6" x 6'2" (3.20 x 1.88)



Has an attractive range of newly fitted wall and base units, laminate worksurfaces, stainless steel inset sink unit with mixer tap, built under electric oven with gas hob, stainless steel extractor hood and splash back, plumbing for automatic washing machine and laminate flooring.

## First Floor

### Landing

with loft access

### Bedroom 1 10'4" x 8'6" (3.15 x 2.59)



Has built in wardrobes and central heating radiator.

### Bedroom 2 9'6" x 7'5" (2.90 x 2.26)



Has central heating radiator.

### Bedroom 3 6'7" x 5'11" (2.01 x 1.80)



Has built cupboard and central heating radiator.

### Bathroom WC



Has white suite comprising; panelled bath with centre mixer tap vanity unit inset with hand wash basin, WC, separate shower cubicle with mains water shower, chrome towel rail, tiled walls and shaver socket.

### Exterior

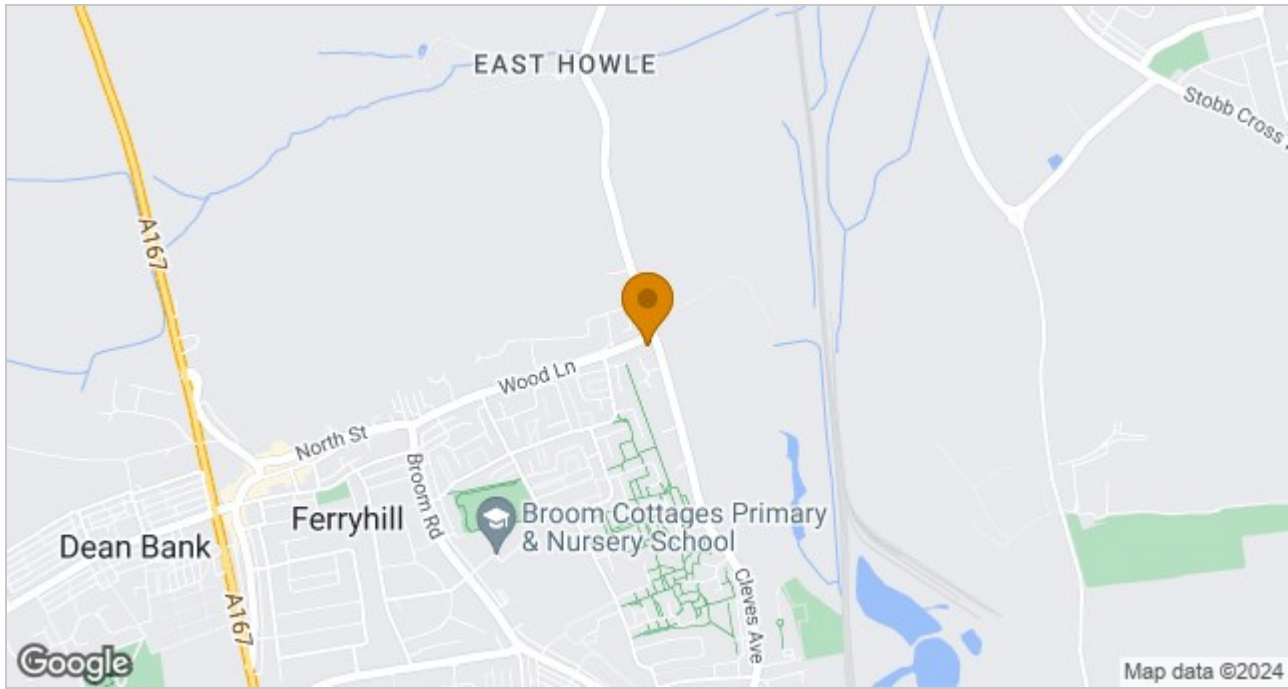


Has lawned front garden with driveway to the detached garage and enclosed rear garden laid to lawn with substantial garden room/workshop and raised timber decking area.

### DISCLAIMER


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## Area Map



## Energy Efficiency Graph

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>65</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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