

28 Cleves Court, Ferryhill, DL17 8RA

Offers Over £124,000

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)



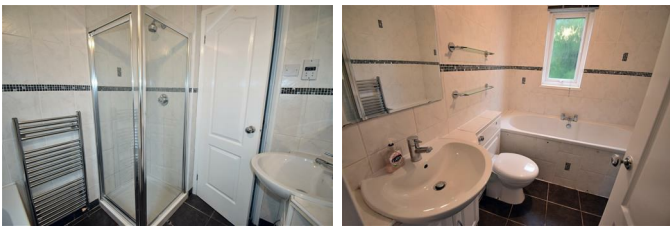
Has central heating radiator.

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

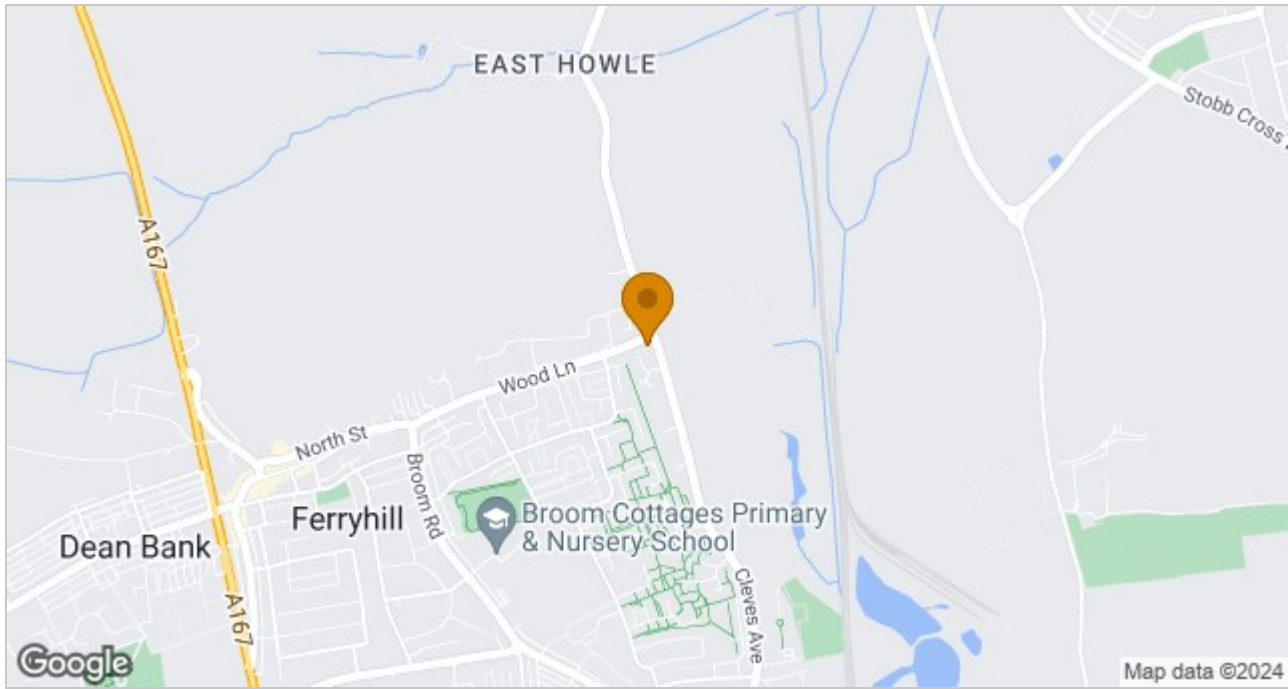


Has lawned front garden with driveway to the detached garage and enclosed rear garden laid to lawn with substantial garden room/workshop and raised timber decking area.

DISCLAIMER


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.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating

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

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