



4 Cleves Close, Ferryhill, DL17 8RB

£244,950

Viewing is essential for this outstanding detached property on an exclusive development in a most sought after area. This large family property has recently undergone a series of improvements to include; an attractive newly fitted kitchen with integrated appliances, modern re-fitted bathroom suite and cloakroom, built in wardrobes to master bedroom and immaculately decorated throughout. This particularly spacious family home benefits from gas central heating, is double glazed, offers large gardens, a detached garage and ample off road parking.

Ground Floor

Entrance Vestibule

Has hardwood entrance door.

Hallway



Has central heating radiator, under stairs storage cupboard and turned spindle staircase leading to the first floor.

Cloakroom



Has white suite comprising; WC and floating vanity unit inset with hand wash basin.

Lounge 15'4 x 11'5 (4.67m x 3.48m)



Has brick fireplace inset with gas fire, central

heating radiator and UPVC French doors leading onto the rear garden.

Dining Room 11'10 x 11'0 (3.61m x 3.35m)



Has central heating radiator.

Kitchen 14'5 x 11'5 (4.39m x 3.48m)



Has a newly fitted range of wall and base units, laminate work surfaces, stainless steel inset sink unit with mixer tap, built in electric oven with gas hob and extractor hood, integrated fridge freezer and dishwasher, plumbing for automatic washing machine, ceramic tiled splash backs, ceiling spotlights, laminate flooring, central heating radiator, combination gas boiler and entrance door leading onto the rear garden.

First Floor

Landing

Has storage cupboard and access to loft which is boarded for storage.

Bedroom 1 11'9 x 10'11 (3.58m x 3.33m)



Has fitted wardrobes and central heating radiator.

Bedroom 2 15'5 x 9'5 (4.70m x 2.87m)



Has central heating radiator.

Bedroom 3 11'5 x 11'2 (3.48m x 3.40m)



Has central heating radiator.

Bathroom WC



Has modern white suite comprising; double ended bath with mains shower over and glass shower screen, floating vanity unit inset with hand wash basin, WC, chrome heated towel radiator, spotlights and tiled splash backs.

Exterior



Has large lawned front garden with mature shrubs and trees with long driveway leading to the detached garage which has power and lighting. To the rear is a large private garden with mature shrubs and trees, patio, vegetable plots and feature pond.

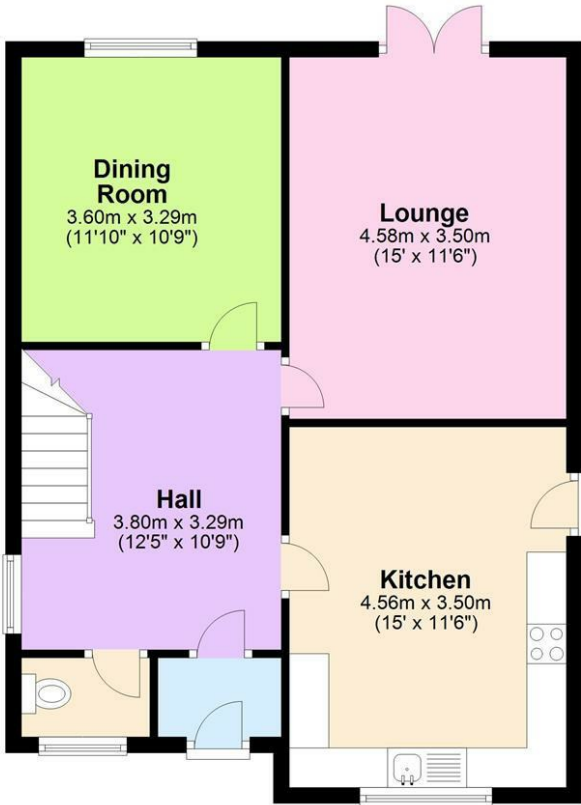
Disclaimer

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

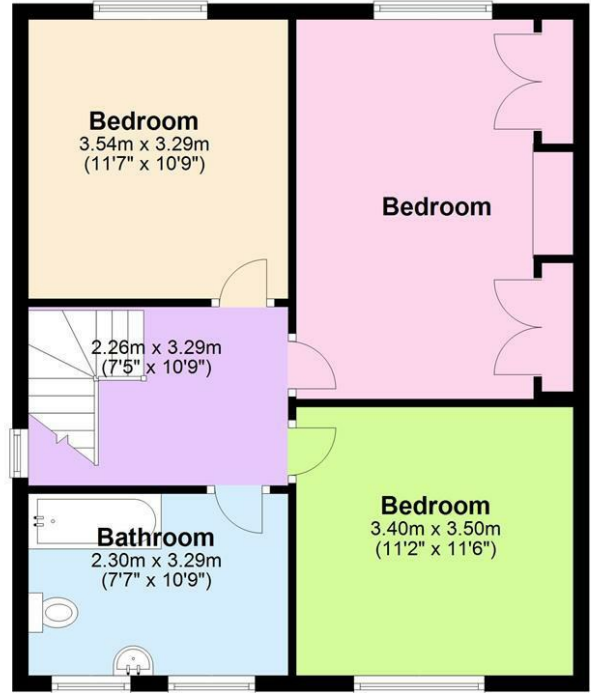
Ground Floor

Approx. 61.5 sq. metres (662.0 sq. feet)



First Floor

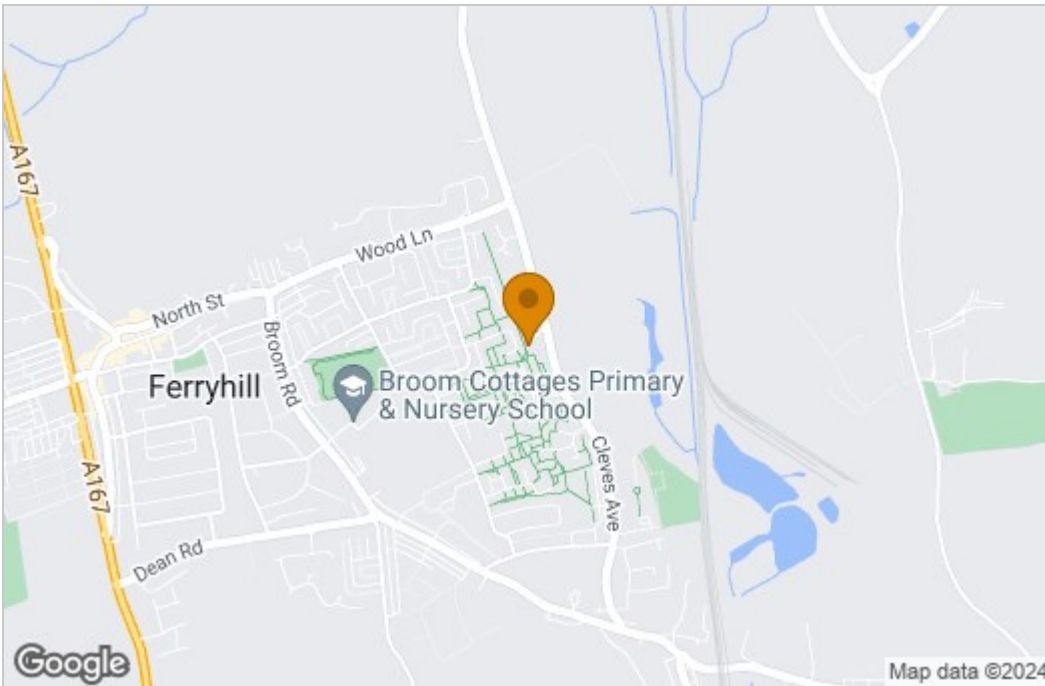
Approx. 57.2 sq. metres (615.7 sq. feet)



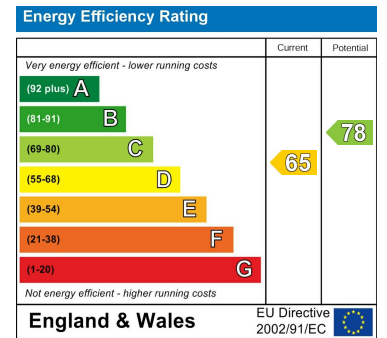
Total area: approx. 118.7 sq. metres (1277.7 sq. feet)

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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.