



10A Wood Lane

, Ferryhill, DL17 8QB

£349,950



A rare opportunity to purchase this stunning three bedroomed detached bungalow in the most sought after area of Wood Lane. This outstanding home offers a potential buyer; spacious living accommodation, fitted wardrobes and en suite to the master bedroom, double integral garage and fantastic gardens. With ample off road parking and available with no onward chain we would recommend an early viewing.



### Entrance Hall

Has UPVC entrance door, wood flooring, central heating radiator and coved ceiling.

### Lounge 22'6 x 16'0 (6.86m x 4.88m)

Has wall lights, wood flooring, central heating radiator, coved ceiling and UPVC French doors leading onto the rear garden.

### Kitchen / Dining Room 16'7 x 14'6 (5.05m x 4.42m)

Has a range of fitted wall and base units, granite work surfaces, stainless steel inset sink unit with mixer tap, built under electric oven, gas hob and stainless steel extractor hood, integrated; fridge freezer, dishwasher and microwave, tiled walls, ceiling spotlights, tiled floor, central heating radiator and coved ceiling.

### Utility 7'4 x 6'0 (2.24m x 1.83m)

Has a range of fitted base units, laminate work surfaces, plumbing for automatic washing machine, tiled floor, access to the integral garage, central heating radiator and coved ceiling.

### Cloakroom

Has white suite comprising; WC, hand wash basin, tiled floor, central heating radiator and coved ceiling.

### Bedroom 1 13'7 x 11'8 (4.14m x 3.56m)

Has fitted wardrobes, central heating radiator and coved ceiling.

### En Suite

Has white suite comprising; corner shower cubicle with mains shower, hand wash basin, WC, tiled walls, tiled floor, heated towel radiator, ceiling spotlights and coved ceiling.

### Bedroom 2 14'3 x 10'0 (4.34m x 3.05m)

Has central heating radiator and coved ceiling.

### Bedroom 3 14'1 x 9'11 (4.29m x 3.02m)

Has central heating radiator and coved ceiling.

### Bathroom WC

Has white suite comprising; corner bath with mixer shower head, hand wash basin, WC, part tiled walls, tiled floor, chrome heated towel radiator, ceiling spotlights and coved ceiling.

### Integral Garage

Has electric roller door, power and lighting and wall mounted combination gas boiler.

### Exterior

Has double access gates leading to a long block paved driveway providing ample parking and leading to the garage. To the side and rear is an extensive lanwed garden.

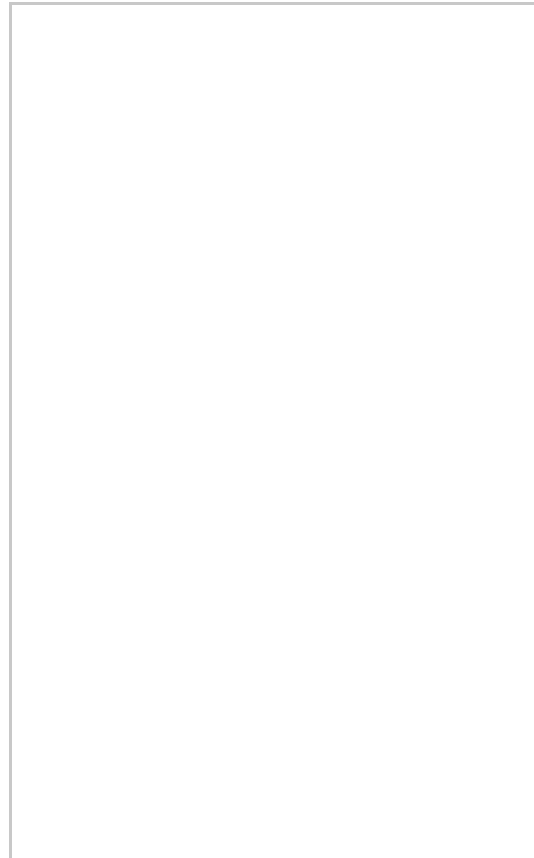
### Disclaimer

N.B. WE HAVE NOT TESTED ANY APPLIANCES OR SYSTEMS AT THE PROPERTY. IF IN DOUBT, PURCHASERS SHOULD SEEK

## Area Map

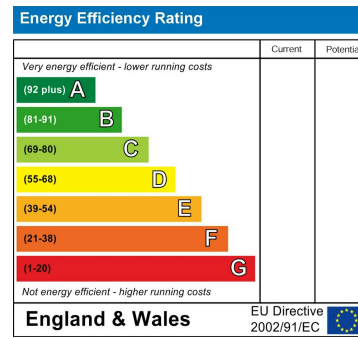


## Floor Plans



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## Energy Efficiency Graph



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