



**1 Gladstone Court, Ferryhill, DL17 0AN**

**Offers Over £300,000**

Viewing is essential for this stunning four bedroom individually designed property on this exclusive private development with open countryside to the rear. This fantastic family home offers; a large entrance hall with downstairs WC, an attractive fitted kitchen / dining room with integrated appliances, utility, two reception rooms, contemporary bathroom suite and boasts an outstanding south facing garden to the rear with a pergola covering the premium rigid hot tub and a timber built bar/ leisure room. At the front is a block paved drive for multiple vehicles and an integral garage. This perfect family home must be viewed internally to be fully appreciated.

## Ground Floor

### Entrance Hall

A most spacious area which has composite entrance door, wood flooring, central heating radiator and spindle staircase leading to the first floor.

### Cloakroom



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

### Lounge 14'7" x 11'9" (4.45 x 3.58)



Has feature fire surround, central heating radiator and French glass panel doors leading onto the sitting room.

### Sitting Room 13'4" x 9'10" (4.06 x 3.00)



Has wood flooring, central heating radiator and UPVC French doors leading onto the patio area.

### Kitchen / Dining Room 19'2" x 12'4" (5.84 x 3.76)



Has a stunning range of fitted wall and base units, laminate work surfaces, breakfast bar, stainless steel inset sink unit with mixer tap, built under electric oven and hob with stainless steel extractor hood, integrated dishwasher, part tiled walls, central heating radiator and wood flooring to the dining area.

### Utility 9'10" x 5'10" (3.00 x 1.78)



Has a range of fitted base units, laminate work surfaces, plumbing for automatic washing machine and tumble dryer, storage cupboard, wood flooring, central heating radiator and access to the garage.

### First Floor Landing

**Bedroom 1 19'0" x 9'10" (5.79 x 3.00)**



Has laminate flooring and central heating radiator.

**Bedroom 2 13'4" x 9'4" (4.06 x 2.84)**



Has central heating radiator.

**Bedroom 3 11'9" x 9'3" (3.58 x 2.82)**



Has laminate flooring and central heating radiator.

**Bedroom 4 8'3" x 7'2" (2.51 x 2.18)**



Has laminate flooring and central heating radiator.

**Bathroom WC**



Has white suite comprising; paneled shower bath with mains shower and glass screen, wash basin in vanity unit, WC, heated towel rail, tiled floor and split face tiled walls.

**Exterior**



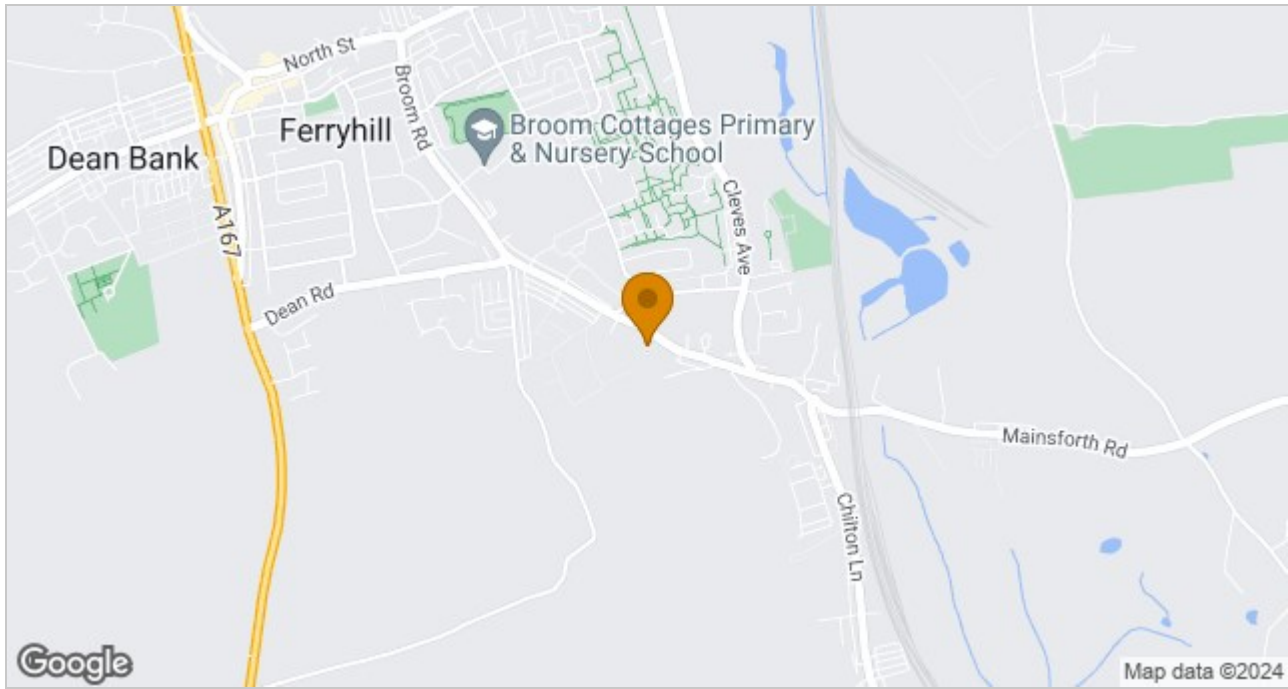
Has lawned front garden with block paved driveway for off road parking leading to the garage with electric powered door and wall mounted combination gas boiler. To the rear of the property is a large enclosed south facing garden area on two levels with lawn and decorative patio with a fixed pergola covering the rigid hot tub and a timber built bar / leisure room. On the upper level are vegetable plots and a greenhouse.

**Disclaimer**

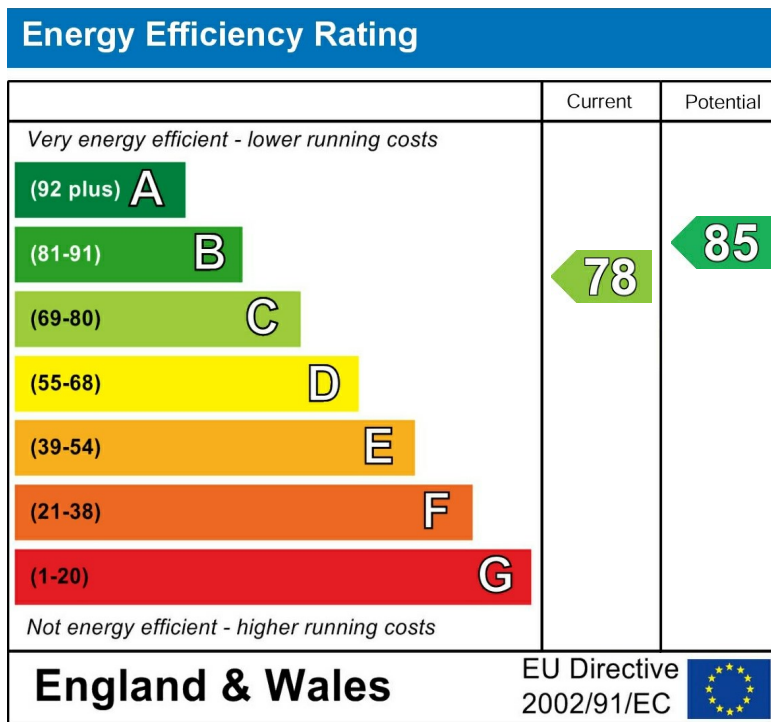
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## Area Map



## Energy Efficiency Graph



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