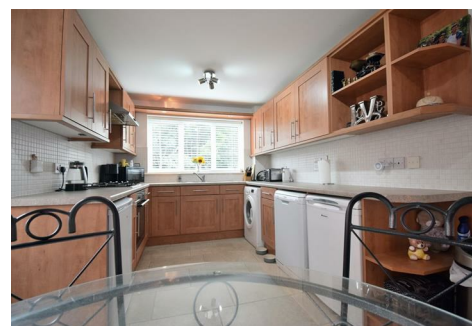


Peter Clark

Property Services Ltd.



64 Dean Park, Ferryhill, DL17 8HR

£214,950

Viewing is essential for this stunning four bedroomed detached house on this most popular development. The property has been well maintained by the present owner and benefits from gas central heating, double glazing, Entrance hall with downstairs WC, lounge, separate dining room, attractive modern fitted kitchen/ breakfast room with integrated appliances, en suite to master bedroom, family bathroom and immaculate decoration throughout. With large driveway offering ample off road parking, a garage and stunning south facing garden this outstanding family home is not to be missed.

Ground Floor

Entrance Hall

Has UPVC entrance door, spindle stair case leading to the first floor, solid wood flooring, coved ceiling and French doors leading to dining room.

Cloakroom

Has white suite comprising: WC, hand wash basin, tiled splash backs, tiled floor and central heating radiator.

Lounge 14'8 x 12'6 (4.47m x 3.81m)



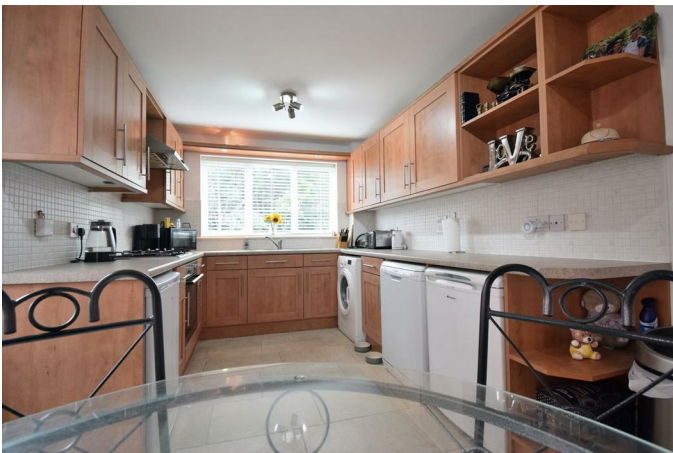
Has central heating radiator, coved ceiling, contemporary wall mounted electric fire and UPVC french doors leading out onto rear garden.

Dining Room 9'2 x 10'9 (2.79m x 3.28m)



Has bay window, central heating radiator and coved ceiling.

Kitchen 15'11 x 8'8 (4.85m x 2.64m)



Has a range of fitted wall and base units, laminate

work surfaces, stainless steel inset sink unit with mixer tap, built under electric oven with gas hob and stainless steel extractor canopy, plumbing for automatic washing machine and dishwasher, mosaic tiled splash backs, central heating radiator, tiled floor and composite entrance door leading outside.

First Floor

Bedroom 1 11'9 x 13'2 (3.58m x 4.01m)



Has laminate flooring, central heating radiator, fitted wardrobes and en-suite.

En-Suite



Has white suite comprising: shower cubicle with mixer shower, hand wash basin, WC, central heating radiator, tiled floor and tiled splash backs.

Bedroom 2 10'6 x 8'9 (3.20m x 2.67m)



Has laminate flooring, central heating radiator and sliding wardrobes.

Bedroom 3 9'3 x 9'0 (2.82m x 2.74m)



Has sliding wardrobes and central heating radiator.

Bedroom 4 10'2 x 7'5 (3.10m x 2.26m)



Has central heating radiator.

Bathroom WC



Has white suite comprising: spa bath, hand wash basin, WC, part tiled walls, tiled floor and central heating towel radiator.

Exterior

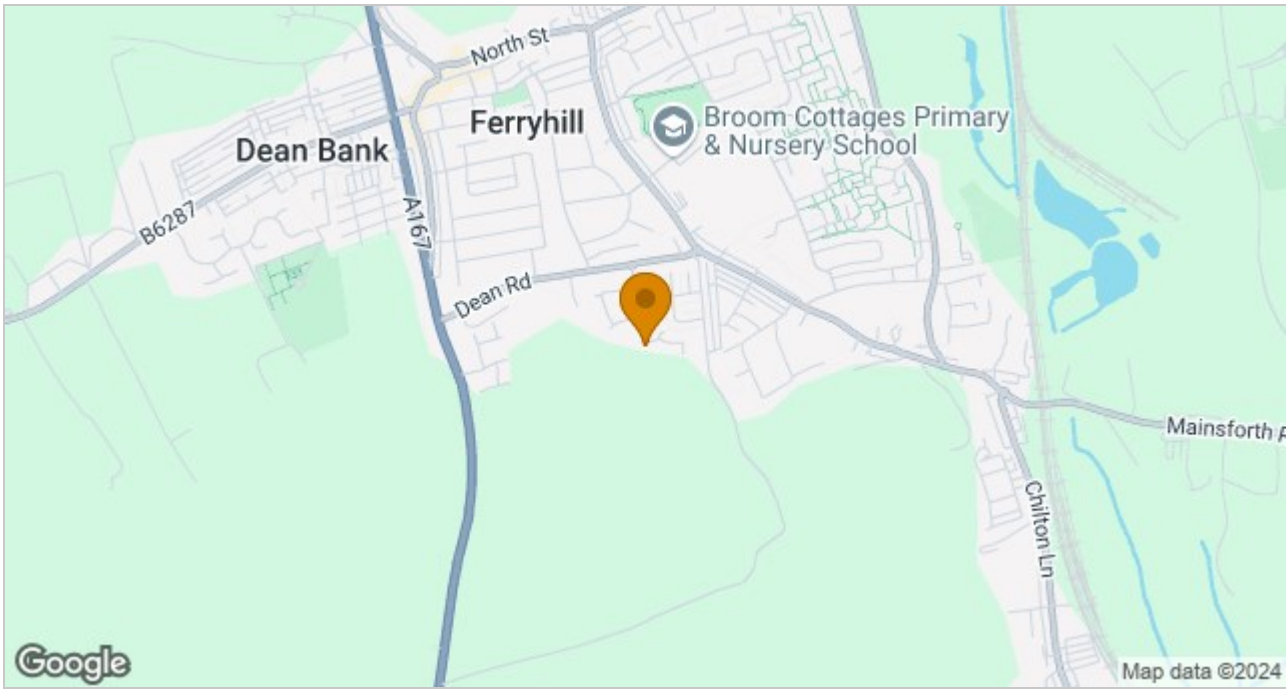


The front of the property has a block paved driveway leading to single garage with power and lighting and housing combination gas boiler, to the rear is a patio area with gravel border, decking and lawn.

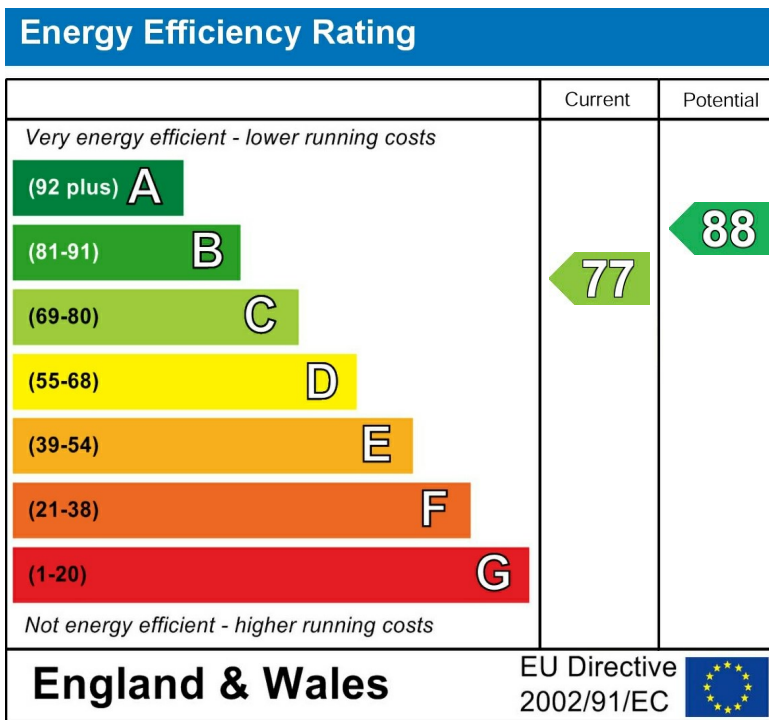
Disclaimer

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. PARTICULARS. THESE PARTICULARS DO NOT CONSTITUTE ANY PART OF AN OFFER OR CONTRACT.

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.