



**25 Dean Park, Ferryhill, DL17 8HP**

**£219,950**

Viewing is essential for this beautiful four bedroomed detached family home on this most sought after development in Ferryhill. The property has been very well maintained by the present owners and benefits from an attractive fitted kitchen with integrated appliances, modern white bathroom suite, master bedroom with en-suite and fitted wardrobes and private garden to the rear. Must be viewed internally to appreciate this fabulous home.



### Entrance Hall

Has composite entrance door, solid oak flooring, central heating radiator, coved ceiling, floor lights and spindle staircase leading to the first floor.

### Cloakroom

Has white suite comprising: WC, hand wash basin and central heating towel radiator.

### Lounge 10'5 x 16'1 (3.18m x 4.90m)



Has bowed window, solid oak flooring, coved ceiling and central heating radiator.

### Dining Room 11'0 x 8'8 (3.35m x 2.64m)



Has solid oak flooring, coved ceiling, central heating radiator and UPVC french doors leading out onto rear garden.

### Kitchen 16'3 x 8'5 (4.95m x 2.57m)



Has a range of fitted wall and base units, granite work surfaces and upstands, stainless steel inset sink unit with mixer tap, built under electric oven with 5 burner gas hob and extractor hood, integrated fridge freezer and dishwasher, breakfast bar, ceiling spotlights, tiled floor, contemporary central heating radiator and UPVC entrance door leading onto the rear garden.

### Snug 11'3 x 8'3 (3.43m x 2.51m)



Has contemporary central heating radiator and large storage area.

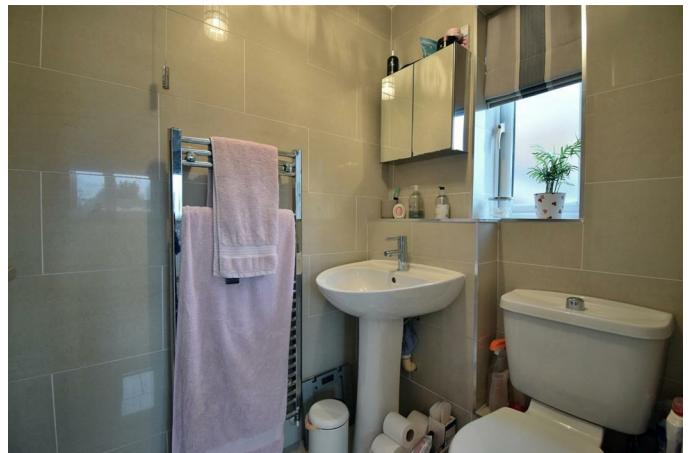
### First Floor

### Bedroom 1 11'3 x 9'8 (3.43m x 2.95m)



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

### En-Suite



Has white suite comprising: hand wash basin, WC, shower cubicle with electric shower, central heating towel radiator, tiled walls and tiled floor.

### Bedroom 2 9'8 x 8'7 (2.95m x 2.62m)



Has fitted wardrobes and central heating radiator.

### Bedroom 3 11'2 x 7'4 (3.40m x 2.24m)



Has central heating radiator.

### Bedroom 4 6'0 x 7'0 (1.83m x 2.13m)



Has fitted sliding wardrobes and central heating radiator.

### Bathroom WC



Has modern white suite comprising: double ended panel bath, WC, hand wash basin in vanity unit, central heating towel radiator, tiled floor and part tiled walls.

### Exterior



The front of the property had a block paved driveway with space for four cars and front garden which is laid to lawn. To the rear is an enclosed garden which is laid to lawn with gravel borders, decking and patio areas.

### Disclaimer

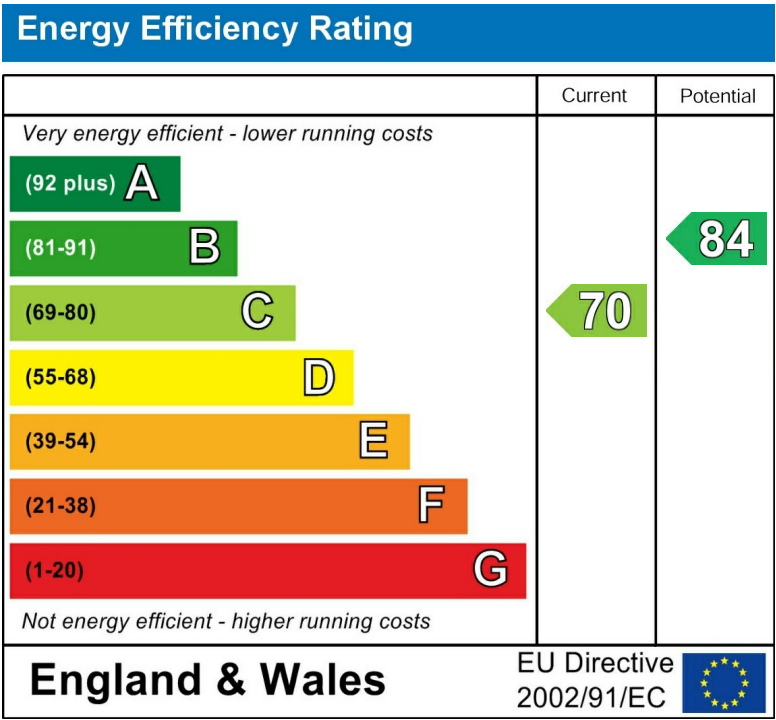
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Area Map



Energy Efficiency Graph



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