



Lilac Cottage , Ferryhill, DL17 9AA

£354,950

A rare opportunity to purchase this outstanding three bedrooomed detached bungalow in this most idyllic location in Mainsforth Village accessed via a private road. The property has undergone a massive series of improvements to include; a stunning fitted kitchen with integrated appliances, luxurious bathroom suite, offers three generous sized bedrooms and is immaculately decorated throughout. With large, private mature gardens, a detached garage and ample driveway this fantastic, contemporary home is not to be missed.

Kitchen 15'7 x 12'6 (4.75m x 3.81m)



Has a fantastic range of fitted wall and base units, solid quartz work surfaces, composite sink unit with Quooker instant boiling water tap, integrated electric oven, microwave/oven, warming drawer, induction hob with stainless steel extractor hood, dishwasher, breakfast bar, ceiling spotlights, under counter and plinth lights, solid oak flooring, contemporary central heating radiator and UPVC entrance door leading onto the front of the property.

Lounge 12'10" x 12'8" (3.91 x 3.86)



Has solid oak flooring, log burner with brick insert, slate hearth and solid oak beam, contemporary central heating radiator and UPVC French doors leading onto the rear patio.

Hallway

Has solid oak flooring, contemporary central heating radiator, ceiling spotlights and access to part boarded loft for storage which has power and lighting.

Bedroom 1 12'4" x 12'5" (3.76 x 3.78)



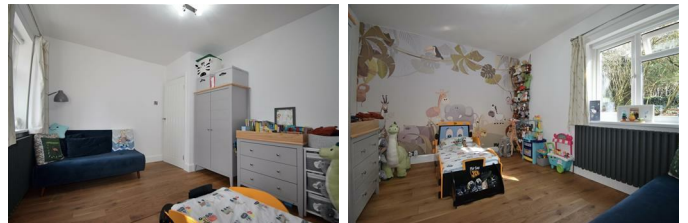
Has contemporary central heating radiator and solid oak flooring,

Bedroom 2 / Dressing Room 12'9" x 11'8" (3.89 x 3.56)



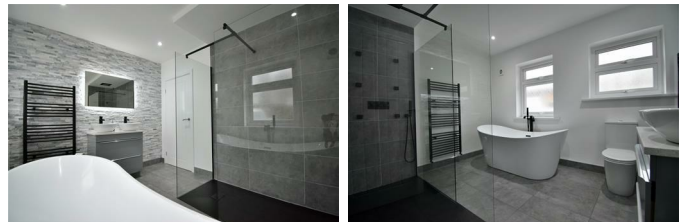
Currently used as a dressing room, has bespoke fitted wardrobes, contemporary central heating radiator and solid oak flooring.

Bedroom 3 12'5" x 10'8" (3.78 x 3.25)



Has solid oak flooring and contemporary central heating radiator.

Bathroom WC 10'11 x 8'8 (3.33m x 2.64m)



Has contemporary white suite comprising; large free standing bath with freestanding mixer tap and shower head, double shower cubicle with mains spa shower fittings, high gloss vanity unit with granite work surface and twin sinks with mixer taps, illuminated vanity mirror, WC, feature split face quartz wall, part tiled walls, tiled floor, two heated towel radiators and ceiling spotlights.

Summerhouse



There is a large summer house situated in the rear

garden with timber decking to the front. There is power and lighting and waterproof laminate flooring.

Exterior



To the front of the property is a large gravel driveway with ample parking leading to the detached garage with plumbing for automatic washing machine and tumble dryer. To the side and rear is a large private garden laid to lawn, patio area, gravel path and mature shrubs and trees.

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.

Estate Agents Note

This property is owned by persons connected to Peter Clark Property Services Ltd.

Floor Plan

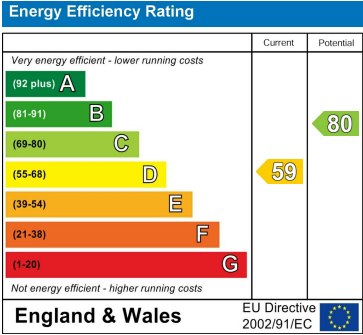


Total area: approx. 100.1 sq. metres (1077.8 sq. feet)
Lilac Cottage, Mainsforth

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 firms employment has the authority to make or give any representation or warranty in respect of the property.