



The Meadows Wood Lane, Ferryhill, DL17 8QB

Offers Over £280,000

A rare opportunity to purchase this outstanding individual bungalow in this most sought after location in the Wood Lane area of Ferryhill. This exceptional bungalow, which sits on a substantial private plot has been well maintained by the present owners has recently undergone some refurbishment and has been finished to a very high standard, offers spacious living accommodation, a detached double garage and a fantastic garden. Available with no onward chain this property is not to be missed.

Entrance Hall

Has UPVC entrance door, central heating radiator x2, coved ceiling and storage cupboard.

Lounge 20'4 x 18'1 (6.20m x 5.51m)



Has feature fireplace with log burning stove and oak mantle, central heating radiator and UPVC patio doors leading out onto rear garden.

Dining Room 13'9 x 11'4 (4.19m x 3.45m)



Has central heating radiator.

Kitchen 12'0 x 11'2 (3.66m x 3.40m)



Has a range of fitted wall and base units, laminate work surfaces, stainless steel inset sink unit with mixer tap, tiled splash backs, breakfast bar, laminate flooring and central heating radiator.

Utility 11'2 x 6'5 (3.40m x 1.96m)



Has a range of fitted base units, stainless steel inset sink unit, storage cupboard central heating radiator, and floor mounted oil central heating system.

Bedroom 1 13'2 x 12'11 (4.01m x 3.94m)



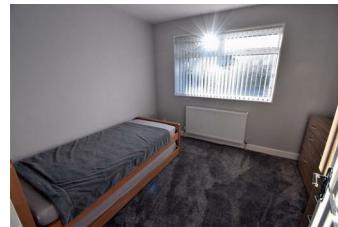
Has central heating radiator.

Bedroom 2 13'2 x 10'3 (4.01m x 3.12m)



Has central heating radiator.

Bedroom 3 9'4 x 6'6 (2.84m x 1.98m)



Has central heating radiator.

Bathroom



Has cream coloured suite comprising; panelled bath, separate shower cubicle with mains shower, vanity unit inset with hand wash basin, WC, vanity mirror, tiled walls, heated towel radiator and laminate flooring.

WC



Has separate WC, hand wash basin, tiled walls and laminate flooring.

Garage



Has detached double garage with power and lighting.

Exterior



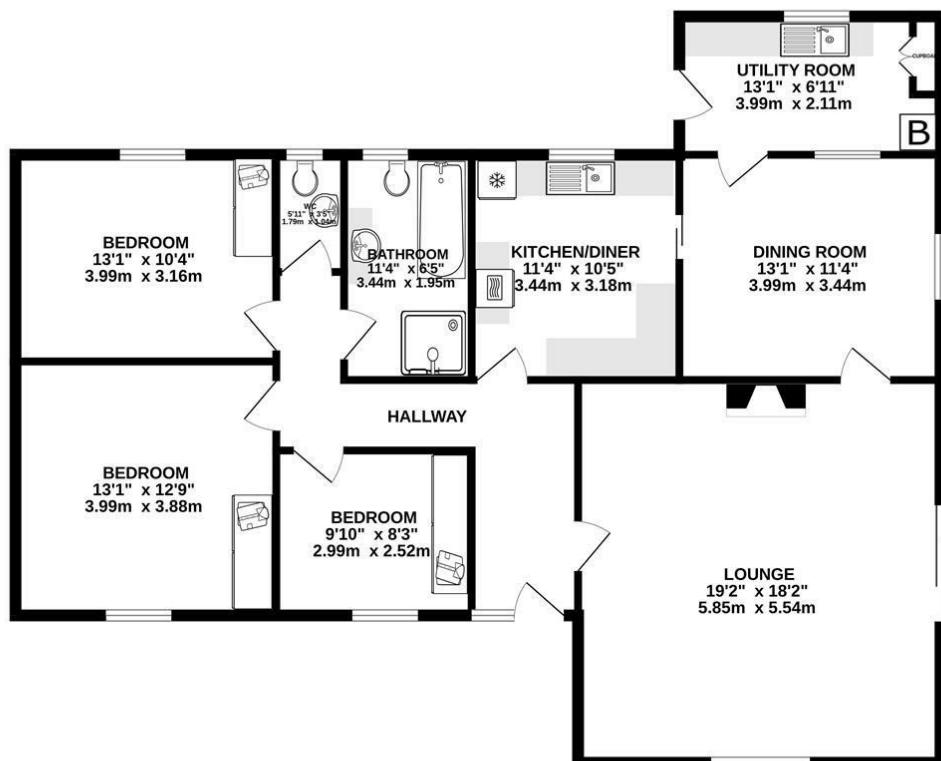
Has double access gates with block paved driveway providing ample off road parking and leading round to the garage. There is a large lawned garden to the front and to the rear a private garden laid to lawn with a patio area.

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.

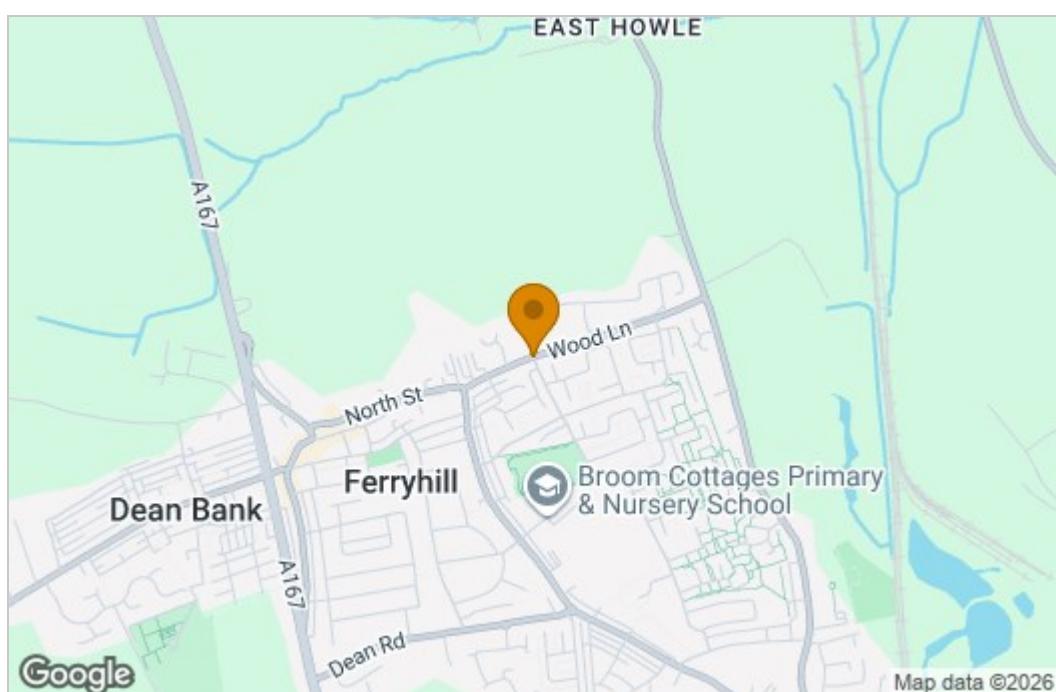
Floor Plan

GROUND FLOOR
1290 sq.ft. (119.9 sq.m.) approx.

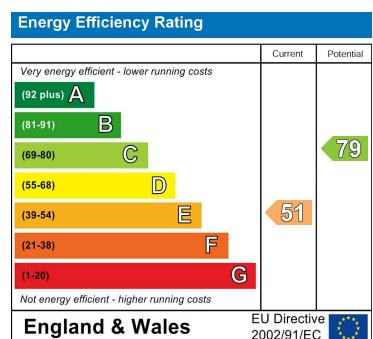


TOTAL FLOOR AREA: 1290 sq.ft. (119.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and fixtures and fittings have not been tested and no guarantee as to their operability or efficiency can be given.
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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.