

Cleves Court, Ferryhill, DL17 8RA
3 Bed - House - Detached
£225,000

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Robinsons Estate Agents are delighted to bring to the market this stunning THREE-BEDROOM DETACHED family home, presented in immaculate condition throughout. Occupying a desirable position within the popular and highly sought-after Cleves Court, Ferryhill, the property is ideally located for easy access to the A1 and A19, as well as local schools, amenities, and transport links—making it an excellent choice for a wide range of buyers. Early viewing is highly recommended to avoid disappointment, as this exceptional home offers an abundance of appealing features. Some of the many highlights include beautiful open views, generous living space, an ultra-modern kitchen, a stylish family bathroom, a double driveway, and a beautifully maintained garden.

The accommodation briefly comprises: an inviting entrance porch leading to the hallway, a well-presented lounge featuring an impressive media wall, and a stunning kitchen complete with integrated appliances and a dining area. To the first floor, there are three generously sized bedrooms, with the master bedroom benefiting from fitted wardrobes, along with a beautiful family bathroom finished to a high standard. Externally, the front of the property offers an easy-to-maintain garden and double driveway, while to the rear is a beautifully enclosed, landscaped garden with patio area, ideal for relaxing or entertaining.

EPC Rating: TBC
Council Tax Band: C

Porch

Upvc window, tiled flooring and radiator

Hallway

Radiator, tiled flooring, staircase to first floor

Lounge

17'4 x 15'9 (5.28m x 4.80m)

Upvc window, radiator, upvc bay window, media wall unit with inset feature fire, quality flooring and french doors leading to rear garden

Kitchen/Diner

21'2 x 16'9 max points (6.45m x 5.11m max points)

Modern wall & base units, integrated oven, hob, extractor fan, fridge freezer, washing machine, granite worktops with inset sink and drainer, tiled splash back and flooring, upvc window, spot lights, space for dining table

Landing

Upvc window, large staircase

Bedroom One

15'9 x 13'1 + robes (4.80m x 3.99m + robes)

Upvc window, radiator and fitted wardrobes

Bedroom Two

14'7 x 8'7 max points (4.45m x 2.62m max points)

Upvc window and radiator

Bedroom Three

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

Upvc window and radiator

Bathroom

9'0 x 6'1 max points (2.74m x 1.85m max points)

Stunning fully tiled suite with free standing bath, shower cubicle, wash hand basin, w/c, upvc window, spotlights and extractor fan

Externally

To the front elevation there is an easy to maintain garden, double driveway and electric charging point. Whilst to the rear there is a beautiful landscaped garden and patio area

Agent Notes

Council Tax: Durham County Council, Band C

Tenure: Freehold

Property Construction – Standard

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Electricity supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Gas Central Heating

Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – no

Probate –NA

Rights & Easements – None known

Flood risk – refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

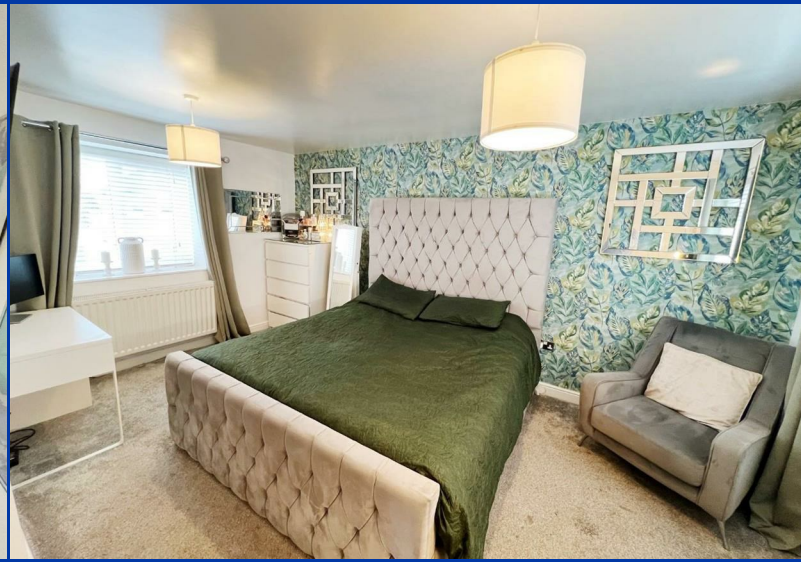
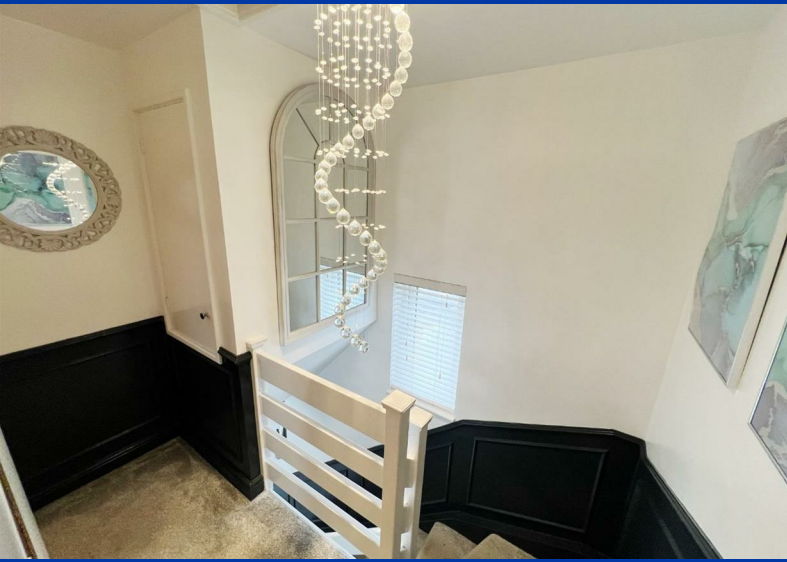
Protected Trees – None known

Planning Permission – Nothing in the local area to affect this property that we are aware of. Accessibility/Adaptations – stair access only, no lift

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out the



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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