

**Cleves Court, Ferryhill, DL17 8RA**  
**3 Bed - House - Semi-Detached**  
**Offers In The Region Of £140,000**

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Robinsons Estate Agents are delighted to offer to the market this stunning three-bedroom semi-detached family home, presented in immaculate condition throughout. Occupying a prime position within the highly sought-after Cleves Court development in Ferryhill, the property benefits from excellent access to the A1 and A19, along with local schools, amenities, and transport links—making it an ideal purchase for a wide range of buyers. Early viewing is strongly recommended to avoid disappointment, as this exceptional home offers a wealth of desirable features.

Key highlights include generous living accommodation, a contemporary fitted kitchen, a stylish family bathroom, a double-length driveway, and a beautifully maintained rear garden.

The accommodation briefly comprises: a welcoming entrance leading into a spacious lounge, a separate dining room, and a well-appointed fitted kitchen. To the first floor, a landing provides access to three well-proportioned bedrooms and a modern family bathroom. Externally, the property enjoys an easy-to-maintain garden and double-length driveway to the front, while to the rear there is a well-presented, enclosed landscaped garden with a patio area, perfect for outdoor relaxation and entertaining.

EPC Rating: TBC  
Council Tax Band: B

#### Lounge

14'1 x 13'6 (4.29m x 4.11m )

Upvc window, wood effect flooring, stairs to the first floor.

#### Dining room

10'6 x 7'1 (3.20m x 2.16m )

Wood effect flooring, radiator, French doors leading to rear.

#### Kitchen

10'5 x 6'2 (3.18m x 1.88m )

Modern wall and base units, integrated oven, hob, extractor fan, stainless steel sink with mixer tap and drainer, plumbed for washing machine, tiled splash backs, Upvc window, space for under counter fridge & freezer.

#### Landing

Quality flooring, radiator, Upvc window.

#### Bedroom One

11'6 x 8'5 + robes (3.51m x 2.57m + robes)

Fitted wardrobes, radiator, quality flooring, Upvc window.

#### Bedroom Two

7'5 x 9'6 (2.26m x 2.90m )

radiator, quality flooring, Upvc window.

#### Bedroom Three

6'7 x 5'9 (2.01m x 1.75m )

radiator, Upvc window.

#### Bathroom

White panelled bath with shower over, wash hand basin, w/c, tiled splash backs Upvc window, chrome towel rail, spot lights.

#### Externally

To the front elevation is an easy to maintain garden and long driveway leading to a garage, while to the rear there is a lovely enclosed easy to maintain garden and patio area.

#### Agent notes

Council Tax: Durham County Council, Band B

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 these checks.



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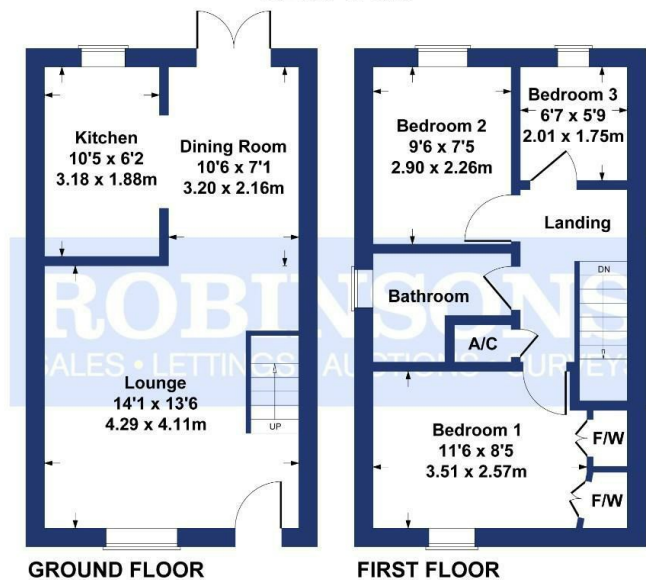
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

## Cleves Court

Approximate Gross Internal Area  
677 sq ft - 63 sq m



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026

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

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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



# ROBINSONS

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