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.

A&K

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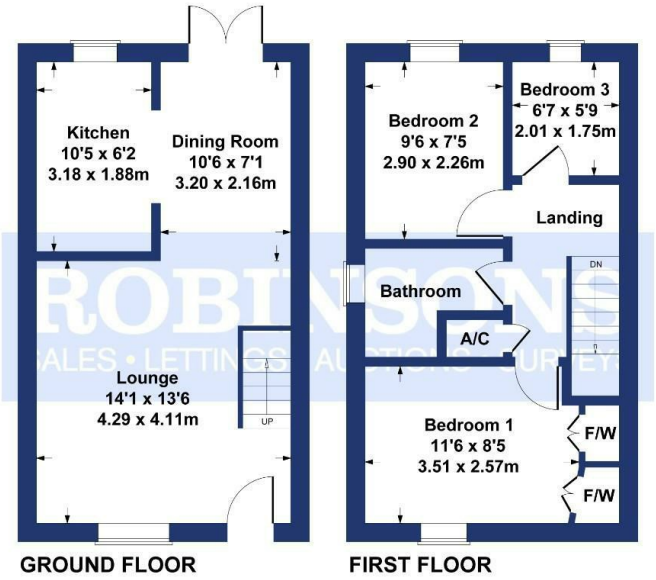
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Cleves Court

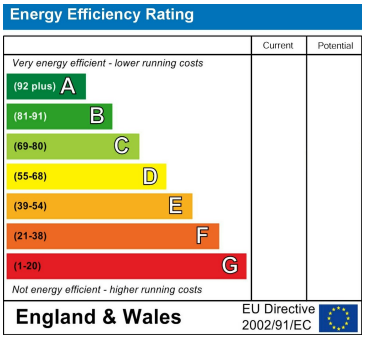
Approximate Gross Internal Area
677 sq ft - 63 sq m



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



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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.

RICS

ARLA Association of Residential Letting Agents

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