



Crompton Court, Ferryhill, DL17 8TJ  
4 Bed - House - Detached  
Reduced £350,000

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# Crompton Court Ferryhill, DL17 8TJ

Welcome to this exquisite detached family home located in the desirable Crompton Court, Ferryhill. This splendid property boasts an impressive four reception rooms, providing ample space for both relaxation and entertainment. With four generously sized bedrooms, it is perfect for families or those who enjoy hosting guests. The three well-appointed bathrooms ensure convenience and comfort for all residents.

The heart of the home is undoubtedly the high-quality kitchen, which is designed to meet the needs of any culinary enthusiast. The bathrooms are equally impressive, showcasing modern fixtures and finishes that elevate the overall aesthetic of the property.

The living space is abundant, allowing for a variety of layouts to suit your lifestyle. Natural light floods the rooms, creating a warm and inviting atmosphere throughout.

Step outside to discover stunning gardens that offer a tranquil retreat from the hustle and bustle of daily life. These beautifully landscaped outdoor spaces are perfect for enjoying sunny afternoons or hosting gatherings with friends and family.

Parking is a breeze with space for up to five vehicles, making this property not only practical but also ideal for those with multiple cars or visitors.

Situated in a prime location, this home is conveniently close to local amenities, schools, and transport links, ensuring that everything you need is within easy reach.

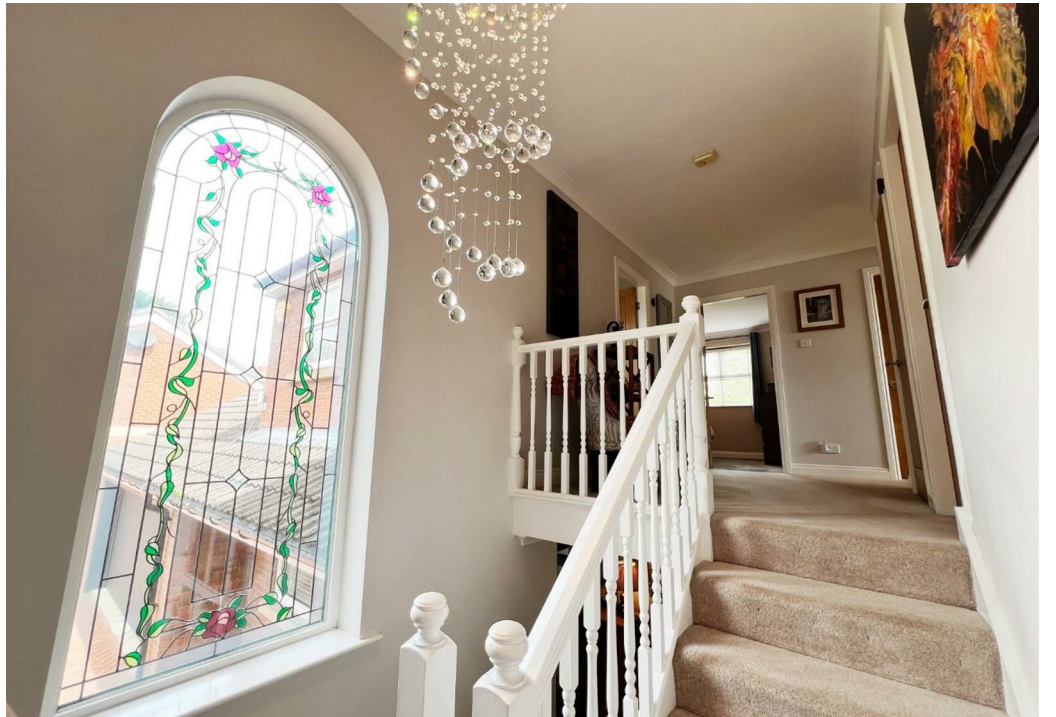
This property truly must be viewed to appreciate its full charm and potential. Do not miss the opportunity to make this remarkable house your new home.

EPC Rating C  
Council Tax D











#### Hallway

Large storage cupboard, radiator, engineered oak flooring, stairs to first floor floor.

#### Cloakroom

W/C, wash hand basin, radiator, Upvc window, tiled flooring.

#### Lounge

20'0 x 11'9 (6.10m x 3.58m )

Oak flooring, two radiator, large Upvc windows, wall mounted air conditioning unit, stunning fire and surround.

#### Office / Playroom

12'0 x 7'8 (3.66m x 2.34m)

Oak flooring, radiator, Upvc windows

#### Sunroom

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

Upvc windows, tiled flooring, radiator.

#### Kitchen / Diner

20'4 x 7'1 max points (6.20m x 2.16m max points )

Stunning wall and base units integrated double oven, extractor fan, microwave, coffee machine, dishwasher, quarts worktops with matching splash backs and inset double sink with mixer tap and drainer, space for American fridge/freezer, space for large dining room table, central island with inset induction hob, spot lights, part tiled flooring, two feature radiator, Upvc Window, French doors leading to the beautiful rear garden and access to the garage / utility .

#### Landing

Stunning feature Upvc window and airing cupboard housing the huge hot water / heating system which is tado controlled.

#### Bedroom One

17'8 x 10'2 max points (5.38m x 3.10m max points )

Fitted wardrobes, radiator, two Upvc window and wall mounted air conditioning unit.

#### Ensuite

Shower cubicle, wash hand basin, W/C, fully tiled, Upvc window, radiator and extractor fan.

#### Bedroom Two

14'8 x 10'2 (4.47m x 3.10m )

Wood effect flooring, two Upvc windows, wardrobes, radiator, loft access, beautiful outlook.

#### Bedroom Three

12'1 x 10'5 (3.68m x 3.18m )

Upvc windows, wardrobes, radiator, beautiful outlook.

#### Bedroom Four

9'4 x 7'0 (2.84m x 2.13m )

Upvc windows, radiator, beautiful outlook.

#### Family Bathroom

8'9 x 7'5 (2.67m x 2.26m)

Stunning large free standing bath, wash hand basin, heated chrome towel rail, W/C, Upvc window, fully tiled, extractor fan.

#### Externally

To the front elevation is a long block paved driveway and larger than average double garage, while to the rear there is a mature and beautiful enclosed private garden, which includes a patio and decked area.

#### Double Garage / Utility

Plumbed for washing machine, space for dryer, wall and base units, stainless steel sink with drainer and mixer tap. electric garage door.

#### Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultra-fast 9000Mbps \*

Mobile Signal/Coverage: EE/O2/Three/Vodafone

Tenure: Freehold

Council Tax: Durham County Council, Band D - Approx. £2,563.16 p.a

Energy Rating: C

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. 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. Robinsons cannot accept liability for any information provided.

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.

# Crompton Court

Approximate Gross Internal Area  
1988 sq ft - 157 sq m  
(Excluding Double Garage and Utility)



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (82 plus) <b>A</b>                          |                         |           |
| (81-81) <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 |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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## 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. 2025

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. 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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