Dean Park, Ferryhill, DL17 8HS

4 Bed - House - Detached

£195,000

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Robinsons are delighted to bring to the market this unique FOUR BEDROOM DETACHED HOME, offered for sale with no onward chain. Pleasantly situated within a quiet cul-de-sac in the highly sought-after and family-friendly area of Dean Park, Ferryhill, this impressive home is ideally positioned for easy access to the A1 and A19, as well as local schools, amenities and transport links.

Offering generous living accommodation throughout, this stunning family home boasts a wealth of desirable features, including spacious and versatile living areas, beautifully presented gardens to both the front and rear, ample off-road parking, a garage and four well-proportioned bedrooms. Properties of this type and size rarely come to the market, and we strongly recommend an early internal viewing to fully appreciate everything this exceptional home has to offer.

The accommodation briefly comprises an ENTRANCE HALLWAY, GROUND FLOOR WC, SPACIOUS LOUNGE, SEPARATE DINING ROOM, KITCHEN/BREAKFAST ROOM, UTILITY AREA and CONSERVATORY. To the first floor are four good-sized bedrooms, with the MASTER BEDROOM benefiting from a well-presented EN-SUITE, along with a FAMILY BATHROOM.

Externally, the front of the property features a low-maintenance GARDEN and a DOUBLE DRIVEWAY providing parking for several vehicles and access to the GARAGE. To the rear is a larger-than-average, beautifully presented garden, offering an excellent outdoor space for families, entertaining and relaxing.

Situated in a desirable family-orientated location, the property offers excellent access to the A1 and A19 while being conveniently placed for local schooling, amenities and transport links. This is a rare opportunity to acquire a spacious and versatile detached family home in a popular location, and we strongly recommend an early internal viewing to avoid disappointment.

EPC Rating: D
Council Tax Band: D

Hallway
With quality flooring, central heating radiator and stairs leading to first floor.

Downstairs WC
With wc, wash hand basin, quality flooring and central heating radiator.

Lounge
16'1x10'3 (4.90mx3.12m)
Gas fire/stove with stylish surround, central heating radiator and upvc window.

Dining Room
8'8x8'5 (2.64mx2.57m)
With central heating radiator and sliding doors to conservatory.

Conservatory
12'5x12'2 (3.78mx3.71m)
With quality flooring, central heating radiator and french doors leading to the rear garden.

Kitchen
10'8x8'4 (3.25mx2.54m)
Well presented range of wall and base units, integrated oven, hob, extractor fan, stylish sink with mixer tap and drainer, tiled splash backs, plumbing for dishwasher, space for under counter fridge freezer, chrome heated towel rail, quality flooring and upvc window.

Utility Room
8'4x5'1 (2.54mx1.55m)
With plumbing for washing machine, space for x2 under counter fridge freezers, tiled splash backs, quality flooring, central heating radiator, access to rear and garage.

First Floor

Landing
With access to loft space, central heating radiator and airing cupboard housing the combi boiler.

Bedroom 1
13'5x9'5 (max) (4.09mx2.87m (max))
Fitted wardrobes, central heating radiator and upvc window.

En-Suite
shower cubicle, wash hand basin, wc, chrome towel rail, extractor fan and upvc window.

Bedroom 2
9'5x8'6 (2.87mx2.59m)
Fitted wardrobes, central heating radiator and upvc window.

Bedroom 3
10'8x7'4 (3.25mx2.24m)
With central heating radiator and upvc window.

Bedroom 4
8'6x6'9 (2.59mx2.06m)
With central heating radiator and upvc window.

Bathroom/WC
Fitted with a three piece suite comprising panelled bath with shower over, wc, wash hand basin, tiled splash backs, extractor fan, chrome towel rail and upvc window.

Externally
To the front elevation is a good sized garden and driveway which leads to a garage. To the rear there is a lovely sized garden with patio area and a useful storage shed.

Agents Notes
Council Tax: Durham County Council, Band D
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
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 £35 +vat (£42inc. VAT) per individual purchaser applies for carrying out these checks.

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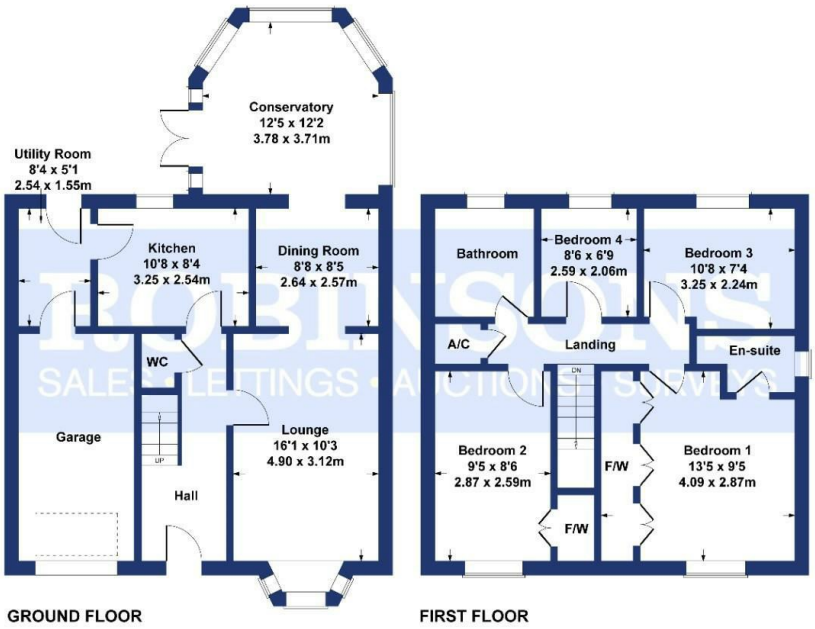
Deanpark

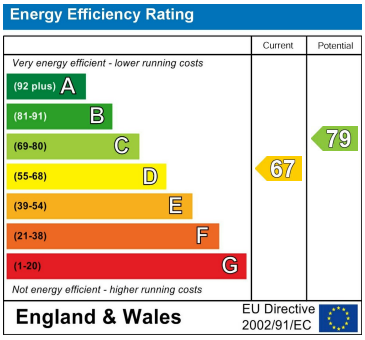
Approximate Gross Internal Area
1427 sq ft - 133 sq m



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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RICS

ARLA Association of Residential Letting Agents

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