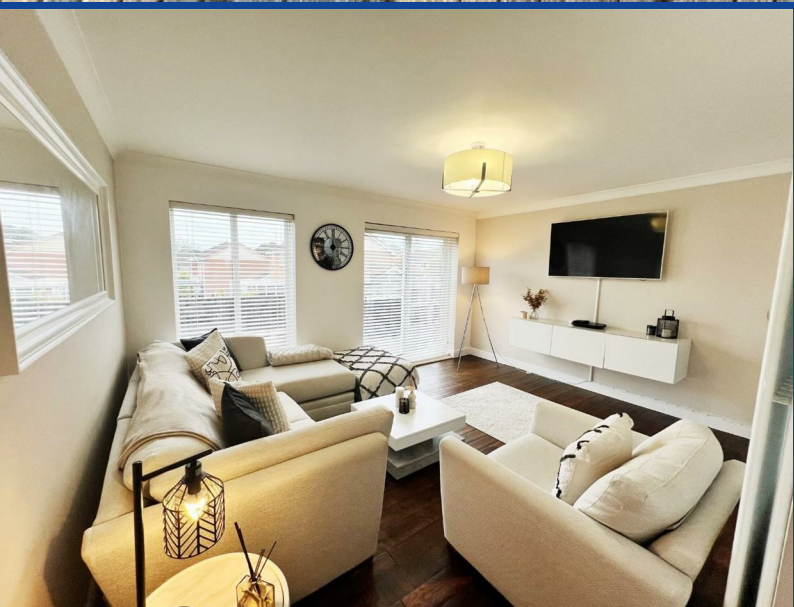




Dean Park, Ferryhill, DL17 8HP
4 Bed - House - Link Detached
Reduced £229,950

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Robinsons are delighted to offer to the market this unique extended four bedroom detached property, which is situated pleasantly within a cul-de-sac location in the highly sought after and family orientated area of Dean Park, Ferryhill. The property is ideally located for access to the A1 and A19, Close to local schooling, amenities and other transport links, making this a perfect home for numerous buyers so early viewing is advised to avoid any disappointment.

This stunning home has an endless amount of benefits and some of its key features are, ample living space for any growing family, large and well presented gardens to the rear, driveway providing off street parking, garage, four bedrooms, we feel only by internal inspection you can truly appreciate this stunning property.

In brief the property comprise of; entrance hallway, ground floor W/C, spacious lounge, kitchen/dining room and sunroom extension. To the first floor are three good sized bedrooms with master and bedroom two having a well presented en-suite, the family bathroom is also located to the first floor. To the second floor is another large bedroom. Externally to the front elevation is an easy to maintain block paved driveway which leads to garage, while to the rear there is a larger than average South facing garden and patio which has its own timber built bar. Again, an early viewing is advised to avoid any disappointment.

Council Tax Band - C
EPC Rating - C

Hallway

Stylish flooring, central heating radiator and stairs leading to first floor.

WC

Wash hand basin, WC, central heating radiator, UPVC double glazed window and stylish flooring.

Lounge

42'7" x 36'1" (13'3" x 11'5")

Quality flooring, UPVC double glazed bay window to front and central heating radiator.

Kitchen/Diner

62'4" x 39'4" (19'8" x 12'1")

Fitted with a range of stunning white wall and base units, integrated oven, hob, microwave, extractor fan, dishwasher, fridge freezer and washing machine, stainless steel sink unit with mixer tap and drainer. Stylish flooring, space for dining table, spotlights to ceiling, feature radiator, access to rear.

Sunroom

49'2" x 39'4" (15'0" x 12'1")

Stylish flooring, feature radiator, sliding doors to rear and UPVC double glazed window.

Landing

UPVC double glazed window and stairs to first floor.

Bedroom One

72'2" x 39'4" (22'7" x 12'3")

Fitted wardrobes, quality flooring, spotlights, central heating radiator and UPVC double glazed window.

En-Suite

Walk in shower cubicle, wash hand basin, WC, fully tiled, spotlights, feature radiator, extractor fan and UPVC double glazed window.

Bedroom Two

45'11" x 36'1" (14'3" x 11'5")

Quality flooring, central heating radiator and UPVC double glazed window.

En-Suite

Shower cubicle, wash hand basin, WC, fully tiled, chrome towel rail, extractor fan, UPVC double glazed window.

Bedroom Four

29'6" x 16'4" (9'9" x 5'6")

Storage cupboard, central heating radiator and UPVC double glazed window.

Bathroom

Panelled bath, wash hand basin, WC, chrome towel rail, spotlights, fully tiled, extractor fan, storage cupboard and UPVC double glazed window.

Second Floor Landing

Velux window and access to bedroom.

Bedroom Three

68'10" x 39'4" (21'2" x 12'9")

Velux window, storage to the eaves and central heating radiator.

Externally

To the front elevation is a block paved driveway which gives access to the garage. Whilst to the rear there is a good sized enclosed garden and patio area.

Home Bar

39'4" x 26'2" (12'3" x 8'8")

With power and lighting.

Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultra-fast 9000Mbps *

Mobile Signal/Coverage: Average - Good

Tenure: Freehold

Council Tax: Durham County Council, Band C - Approx. £2,172.97 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.



OUR SERVICES

Mortgage Advice

Conveyancing

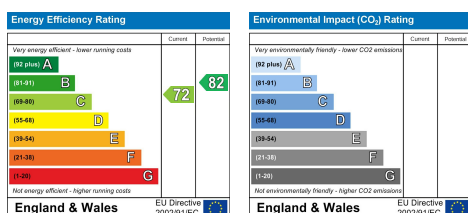
Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager



DURHAM

1-3 Old Elvet
DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

DURHAM REGIONAL HEAD OFFICE

19A old Elvet
DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

CHESTER-LE-STREET

45 Front Street
DH3 3BH

T: 0191 387 3000

E: info@robinsonscsls.co.uk

BISHOP AUCKLAND

120 Newgate Street
DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

CROOK

Royal Corner
DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

SPENNYMOOR

11 Cheapside
DH16 6QE

T: 01388 420444

E: info@robinsonsspennymoor.co.uk

SEDFIELD

3 High Street
TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

WYNYARD

The Wynd
TS22 5QQ

T: 0174 064 5444

E: info@wynyardfineandcountry.co.uk

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

SALES • LETTINGS • AUCTIONS

11 Cheapside, Spennymoor, DL16 6QE | Tel: 01388 420444 | info@robinsonsspennymoor.co.uk
www.robinsonsestateagents.co.uk