



Napier Court, DL17 8PZ
3 Bed - Bungalow - Detached
£199,950

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Robinsons are delighted to offer to the market this STUNNING THREE BEDROOMED DETACHED BUNGALOW. Situated in this quiet cul-de-sac on a popular residential development, the property offers ideal family sized accommodation and internal inspection is recommended to appreciate it's size. Ideally located for nearby transport links to Durham City, Darlington and Teesside, Ferryhill market place lies approximately quarter of a mile away. The property benefits from UPVC double glazing, gas central heating, quality fixtures and fittings throughout, large garden, off road parking for multiple vehicles, garage, well presented kitchen and bathrooms.

Briefly comprising of; ENTRANCE HALLWAY, spacious LOUNGE, beautiful open plan kitchen/diner, THREE WELL PROPORTIONED BEDROOMS, STUNNING FAMILY BATHROOM. EXTERNALLY the property sits on a larger than average plot, to the front elevation is a large block paved driveway and garage, while to the rear there is a lovely and large garden with decked and patio area. Giving all of the above early viewing is advised to avoid any disappointment. In more detail the accommodation comprises of;

EPC Rating D
Council Tax Band C

Hallway

Radiator, storage cupboard, quality flooring.

Lounge

17'9 x 15'9 max points (5.41m x 4.80m max points)

UPVC window, radiator, quality flooring, multi-fuel stove, spotlights.

Kitchen/Diner

12'1 x 9'6 (3.68m x 2.90m)

Modern white wall and base units, integrated oven, hob, extractor fan, plumbed for washing machine, space for fridge freezer, sink with mixer tap and drainer, feature radiator, spot lights, breakfast bar, uPVC window, access to the side of the property.

Inner Hall

Loft access, quality flooring, spot lights.

Bedroom One

11'1 x 10'1 max points (3.38m x 3.07m max points)

Fitted wardrobes, radiator, uPVC window, spot lights.

Bedroom Two

11'7 x 8'3 (3.53m x 2.51m)

UPVC window, radiator, quality flooring.

Bedroom Three/Dining Room

8'8 x 6'9 (2.64m x 2.06m)

Stylish flooring, radiator, uPVC window, french doors leading to the rear.

Bathroom

9'6 x 7'8 (2.90m x 2.34m)

White panelled bath with shower over, wash hand basin, W/C, feature radiator, airing cupboard, uPVC window, fully tiled.

Externally

To the front elevation, there is a large block paved driveway which leads to a garage. While to the rear there is a stunning large garden which wraps around the side of the property and is enclosed a lovely patio, decked area and useful storage shed.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband:

Mobile Signal/Coverage:

Tenure: Freehold

Council Tax: Durham County Council, Band C - Approx.

£2,172.97p.a

Energy Rating: D

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.



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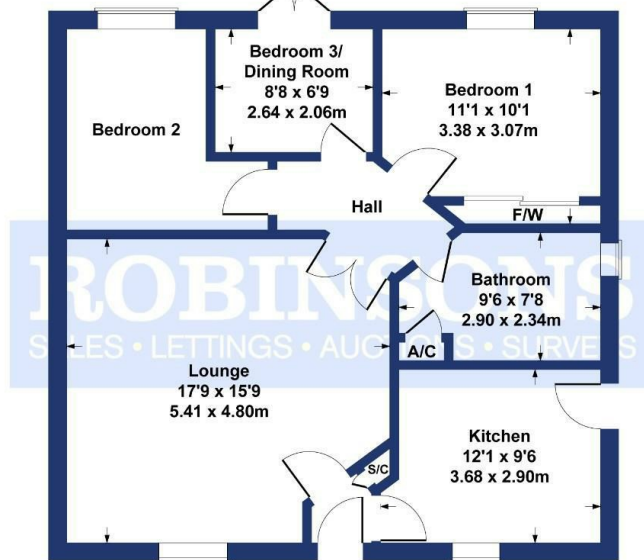
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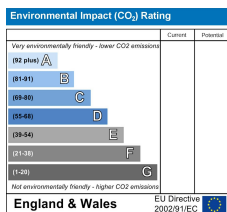
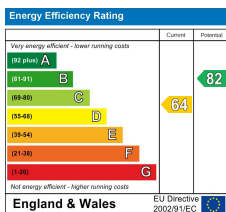
Approximate Gross Internal Area
827 sq ft - 77 sq m



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. 2024



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