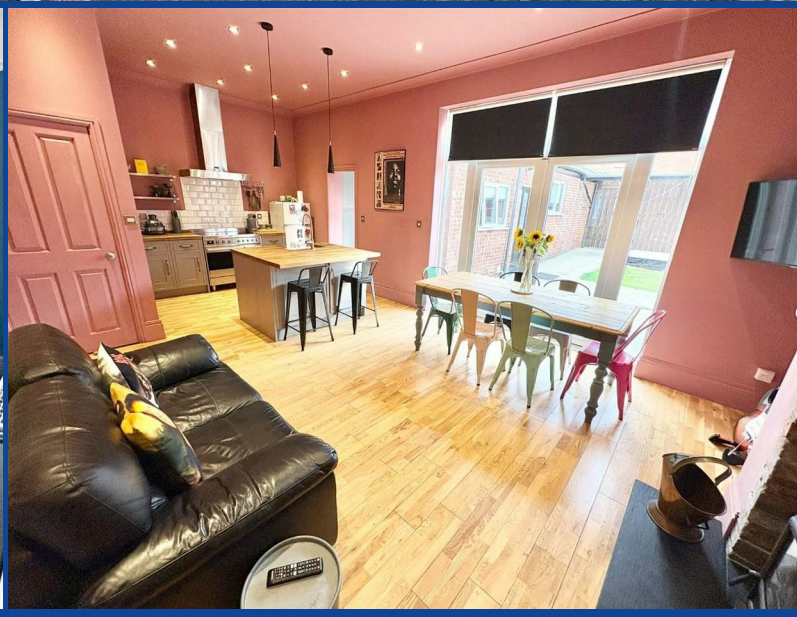

Kensington Gardens, Ferryhill, DL17 8LU
4 Bed - House - Townhouse
Reduced £199,950

ROBINSONS
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Robinsons are delighted to offer to the market this deceptively spacious four-bedroom townhouse is presented to an exceptional standard throughout and offers a wonderful blend of character, quality and versatile family living. Boasting high-quality fixtures and fittings throughout, this impressive home is sure to appeal to a wide range of buyers and must be viewed internally to be fully appreciated.

The accommodation begins with a welcoming entrance hall featuring oak flooring and a staircase to the first floor. The elegant lounge enjoys a feature multi fuel stove and continued oak flooring, creating a warm and inviting living space. At the heart of the home is a stunning kitchen/breakfast room, complete with shaker-style units, a central island and multi-fuel stove, and French doors opening onto the rear courtyard. A useful utility room with Belfast-style sink and a ground floor cloakroom/WC complete the ground floor accommodation. To the first floor are three generously proportioned bedrooms and a spacious family bathroom featuring a double-ended bath and separate shower cubicle. Occupying the entire top floor is a superb master suite, offering a walk-in wardrobe and stylish en suite facilities, creating a private retreat away from the main living accommodation. Externally, the property enjoys substantial front gardens, while to the rear there is an enclosed courtyard with lawn area, providing ideal space for outdoor entertaining. Further benefits include a garage.

Properties of this calibre and specification rarely become available on the open market. This outstanding family home is a credit to its current owner and is ideally situated within walking distance of local shops, Ferryhill Market Place, schools and bus routes. The property is also perfectly positioned for commuters, with excellent transport links to Durham City, Darlington and Teesside, while the A1(M) and A19 provide convenient access to destinations throughout the region. Early viewing is advised.

ENTRANCE HALLWAY
Quality flooring, radiator, storage cupboard, stairs to the first floor.

LOUNGE
16'8" x 16'0" (5.08 x 4.88)
Stunning Upvc Bay window overlooking the front elevation, multi fuel stove, quality flooring, radiator.

KITCHEN / DINING AREA
23'1" x 13'1" (7.04 x 3.99)
Beautiful base units, integrated range oven, extractor fan, Wine cooler, Belfast sink with mixer tap, solid oak worktops, tiled splash backs, space for dining room table, multi fuel stove, quality flooring, French doors leadings to rear.

UTILITY ROOM
10'10" x 6'0" (3.30 x 1.83)
Beautiful wall and base units, plumbed for washing machine and dishwasher, stylish sink with mixer tap, tiled splash backs, solid oak worktops, radiator, Upvc window,

GROUND FLOOR CLOAKS / WC
5'6" x 3'0" (1.68 x 0.91)
W/C, Wash hand basin.

FIRST FLOOR LANDING
Quality flooring, stairs to second floor.

BEDROOM TWO
13'6" x 13'0" (4.11 x 3.96)
Upvc window, radiator

BEDROOM THREE
13'5" x 13'3" (4.09 x 4.04)
Upvc window, radiator

BEDROOM FOUR
9'5" x 8'0" (2.87 x 2.44)
Upvc window, radiator

FAMILY BATHROOM
9'6" x 9'3" (2.90 x 2.82)
Stunning free standing bath, separate shower cubicle, wash hand basin, W/C, Upvc window, feature radiator, spot lights, extractor fan.

SECOND FLOOR LANDING
Velux window, access to master bedrooms.

MASTER BEDROOM
15'1" x 14'10" (4.60 x 4.52)
Velux windows, radiator, large fitted wardrobes.

EN-SUITE SHOWER ROOM
7'0" x 5'8" (2.13 x 1.73)
Shower cubicle, wash hand basin, W/C, feature radiator, Velux window, extractor fan, tiled splash backs.

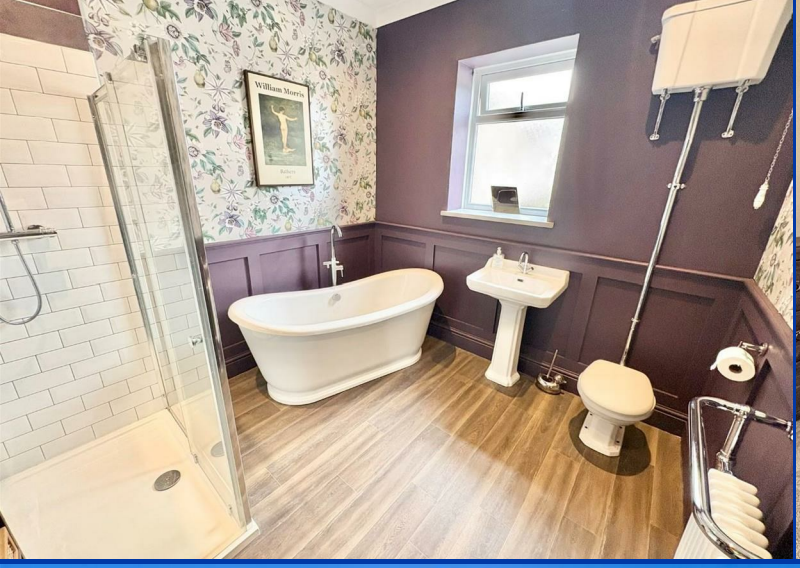
EXTERNALLY
The property boasts a stunning enclosed front garden with a generous patio area, while the rear features an additional enclosed garden and patio with direct access to the garage and courtyard.

AGENTS NOTES
Council Tax Band B
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 – No
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 £50.00 + VAT (£60.00 including VAT) per individual purchaser applies for carrying out these checks.


William Morris

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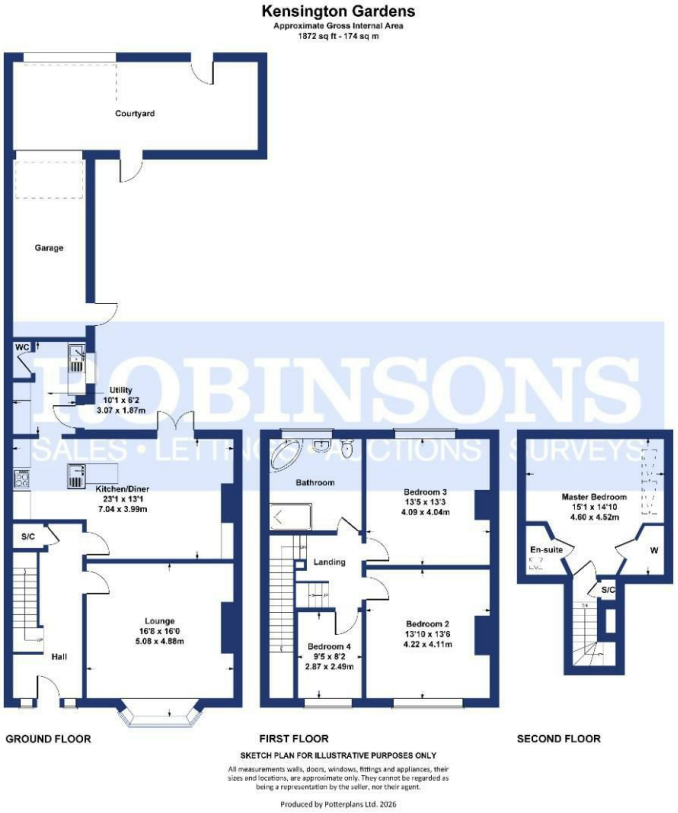

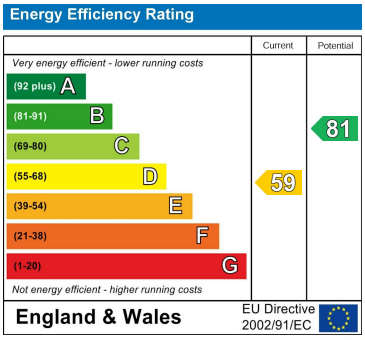

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Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

RICS

ARLA Association of Residential Letting Agents

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