



Cleves Close, Ferryhill, DL17 8RB
4 Bed - House - Detached
£289,950

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Robinsons Estate Agents are delighted to present this exceptional four-bedroom detached family home, offered to the market in immaculate condition and showcasing the stylish, high-quality finish created by its current owners. Located in the highly sought-after Cleves Close on the outskirts of Ferryhill, this property provides excellent access to the A1 and A19, as well as local schools, amenities, and transport links, making it an ideal choice for a wide range of buyers. Early viewing is strongly recommended, as homes in this desirable area rarely become available.

This stunning property boasts an impressive list of features, including beautiful open views to both the front and rear, generous living accommodation, a useful utility room, driveway, double garage, and extensive, well-maintained gardens.

In brief, the accommodation comprises a welcoming entrance leading into a spacious hallway, a generous lounge, and a separate dining room which could also serve as a playroom or home office. The ground floor further offers a beautifully presented kitchen, a practical utility room, and a convenient WC. To the first floor, a large landing provides access to four larger-than-average bedrooms, with the master bedroom benefiting from fitted wardrobes and a modern ensuite. A stylish family bathroom completes the upper level. Externally, the property sits on a substantial and attractive plot. The front elevation features a large yet low-maintenance garden and a driveway leading to the double garage. To the rear, there is a stunning, mature garden with a patio area, ideal for relaxation or entertaining. Early viewing is again advised to avoid disappointment.

EPC Rating: TBC
Council Tax Band: D

Hallway

Quality flooring, stairs to first floor, storage cupboard.

Downstairs w/c

W/C, wash hand basin, radiator, quality flooring

Lounge

21'8 x 12'4 max points (6.60m x 3.76m max points)

Upvc bay window, quality flooring, radiators and French doors leading to the beautiful rear garden

Dining Room/Playroom

10'8 x 9'9 (3.25m x 2.97m)

Quality flooring, radiators and French doors leading to the beautiful rear garden

Kitchen

10'8 x 9'7 (3.25m x 2.92m)

Beautiful modern wall and base units, integrated oven, hob, extractor fan, fridge, dishwasher, stainless steel sink with mixer tap and drainer Upvc window, radiator, tiled flooring and splash backs, breakfast bar.

Utility Room

9'7 x 8'0 (2.92m x 2.44m)

Beautiful modern wall and base units, integrated freezer, plumbed for washing machine, tiled flooring and splash backs, access to the double garage.

Landing

Loft access, radiator,

Bedroom One

12'5 x 11'4 (3.78m x 3.45m)

Fitted wardrobes, Upvc window with stunning outlook, radiator.

En-suite

Double Shower cubicle, wash hand basin, W/C, chrome towel radiator, tiled splash backs, Upvc window, spot lights.

Bedroom Two

13'9 x 10'5 (4.19m x 3.18m)

Upvc windows, radiator, quality flooring.

Bedroom Three

14'6 x 8'9 (4.42m x 2.67m)

Upvc windows, radiator, quality flooring.

Bedroom Four

10'0 x 7'5 (3.05m x 2.26m)

Upvc window, radiator, quality flooring.

Family Bathroom

11'0 x 8'1 (3.35m x 2.46m)

Stunning suite, which includes a large free standing bath, wash hand basin, w/c, Upvc window, storage cupboard, feature radiator.

Double Garage

16'7 x 15'5 max (5.05m x 4.70m max)

Externally

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 Central Heating

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>

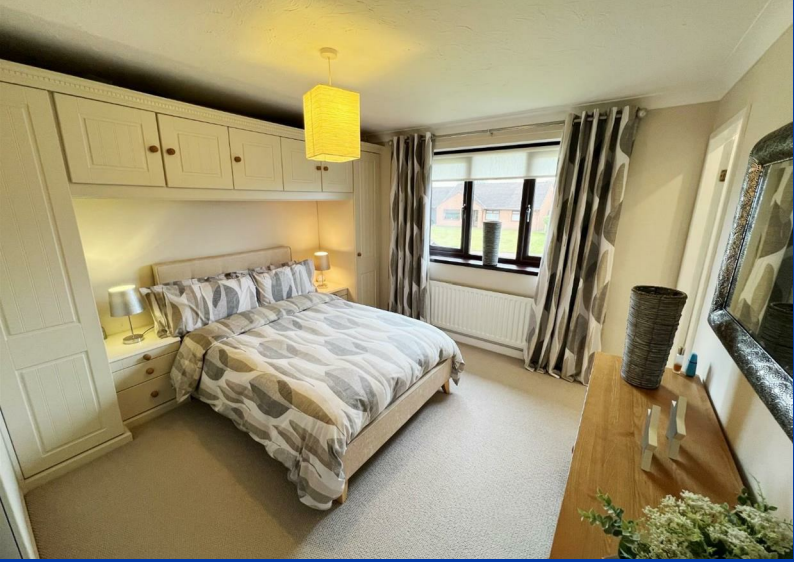
Protected Trees – None known

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 £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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