



**Napier Court, Ferryhill, DL17 8PZ**  
**2 Bed - Bungalow - Detached**  
**Reduced £139,950**

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Robinsons are delighted to offer to the market this well presented 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, off road parking for multiple vehicles, garage, well presented kitchen and bathrooms.

Briefly comprising of; ENTRANCE HALLWAY, spacious LOUNGE, fitted kitchen/diner, THREE WELL PROPORTIONED BEDROOMS, 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 garden. 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.

**Lounge**  
17'9 x x 15'9 max points (5.41m x x 4.80m max points)  
UPVC window, radiator, space for dining room table.

**Kitchen**  
12'1 x 9'8 (3.68m x 2.95m)  
Modern wall and base units, integrated oven, fridge freezer, space for range oven, plumbed for washing machine and dishwasher, stylish sink with mixer tap and drainer, uPVC windows, radiator.

**Inner Hall**  
Loft access.

**Bedroom One**  
11'1 x 10'2 + robes (3.38m x 3.10m + robes)  
Fitted wardrobes, radiator, uPVC window.

**Bedroom Two**  
11'8 x 8'4 (3.56m x 2.54m)  
UPVC window, radiator.

**Study/Bedroom three**  
8'9 x 6'8 (2.67m x 2.03m)  
Access to conservatory, radiator.

**Conservatory**  
9'4 x 9'5 (2.84m x 2.87m)  
Access to rear garden.

## Bathroom

Panelled bath with shower over, wash hand basin, W/C, radiator, uPVC window, storage cupboard, tiled splashbacks.

## Externally

To the front elevation is a good sized garden and long block paved driveway leading to the rear garage and enclosed garden and patio.

## Agent Notes

Electricity Supply: Mains  
Water Supply: Mains  
Sewerage: Mains  
Heating: Gas Central Heating  
Broadband: Ultra-fast 9000Mbps  
Mobile Signal: good  
Tenure: Freehold  
Council Tax: Durham County Council, Band: C approx. £2,278.37 pa  
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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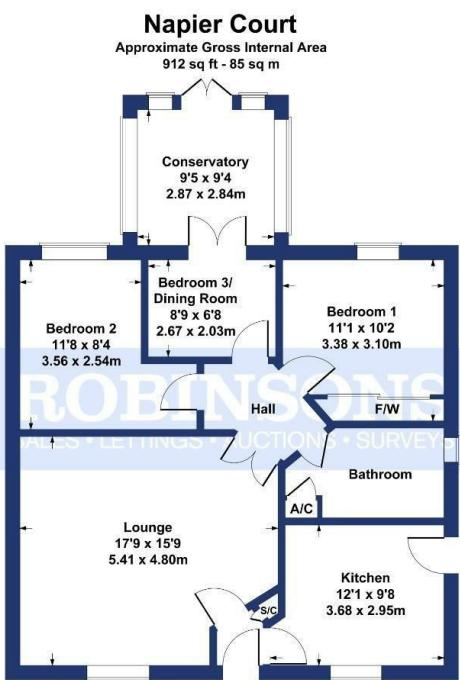
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**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	70	
(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	

## DURHAM

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