



Crompton Court, Ferryhill, DL17 8TJ
4 Bed - House - Detached
£300,000

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Crompton Court Ferryhill, DL17 8TJ

Robinsons are delighted to offer to the market, this WELL PRESENTED FOUR BEDROOMED FAMILY DETACHED HOUSE which is truly one of a kind and early viewing is advised to avoid any disappointment. Situated on the outskirts of Ferryhill in this quiet cul-de-sac within a popular residential development, the property offers ideal family sized accommodation and internal inspection is recommended to appreciate its size. Ideally located for nearby transport links to Durham City, Darlington and Teesside, Ferryhill town centre and marketplace lies approximately a quarter of a mile away. The property benefits from UPVC double glazing, gas central heating, ample living space, ground floor W/C and four good sized bedrooms. Given all of the above early viewing is advised to avoid any disappointment.

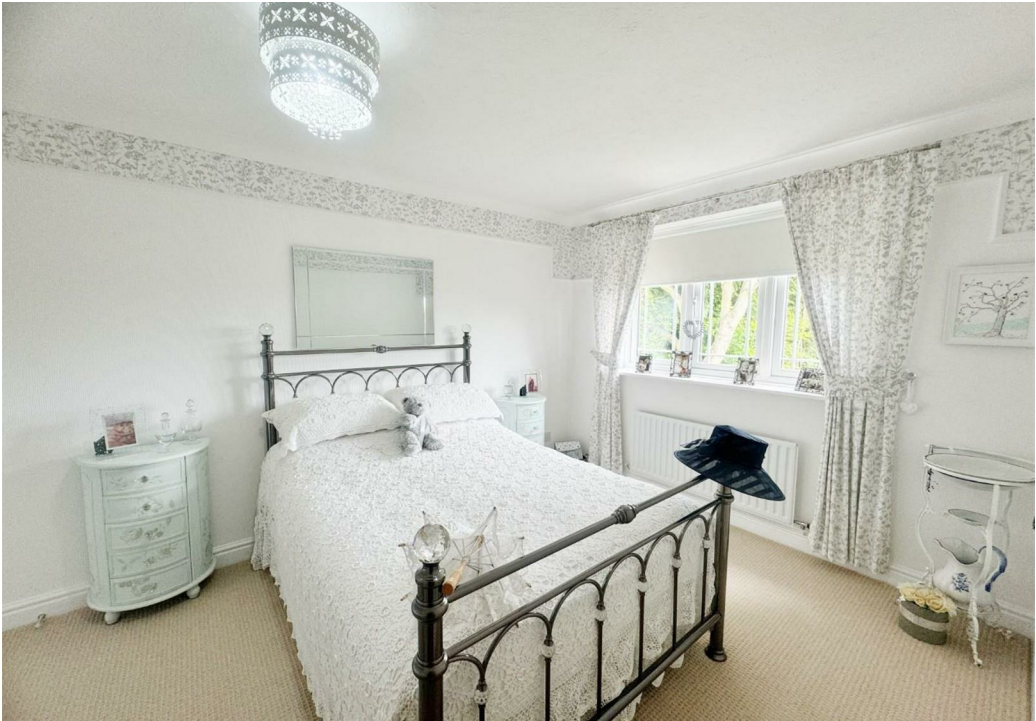
In brief the property comprises of:- entrance hallway, spacious lounge, separate dining room which gives access to a sunroom, W/C, well presented kitchen and useful utility room completes the ground floor. To the first floor, there are four bedrooms, which are all good-sized doubles, the master also has the added bonus of an En-suite and a spacious four-piece family bathroom completes the first floor. Externally to the front elevation, there is a large driveway which leads to a garage. While to the rear elevation there is a beautiful, mature and private good-sized garden and patio area.

EPC Rating D
Council Tax Band D











Hallway

Tiled flooring, storage cupboard.

Lounge

16'2 x 11'7 (4.93m x 3.53m)

Dual aspect uPVC window, radiator, electric fire and surround.

Dining Room

11'0 x 7'7 (3.35m x 2.31m)

Radiator, access to the garden room and kitchen.

Garden Room

9'2 x 6'7 (2.79m x 2.01m)

UPVC window, radiator, sliding uPVC door leading to the rear.

Sitting Room

11'4 x 10'9 max points (3.45m x 3.28m max points)

UPVC window, radiator, electric fire and surround.

Kitchen

16'9 x 8'0 (5.11m x 2.44m)

Wall and base units, integrated oven, hob, extractor fan, fridge, sink with mixer tap and drainer, uPVC window, radiator, space for dining room table, tiled flooring.

Utility Room

11'4 x 8'0 max points (3.45m x 2.44m max points)

Base units, plumbed for washing machine, space for freezer, stainless steel sink with mixer tap and drainer, uPVC window, tiled flooring.

W/C

W/C, wash hand basin, radiator, tiled flooring, radiator, extractor fan.

Landing

Large area, loft access, airing cupboard.

Bedroom One

11'3 x 9'8 max points (3.43m x 2.95m max points)

Fitted wardrobes, radiator, uPVC window.

En-suite

Shower cubicle, wash hand basin, w/c, radiator, uPVC window, tiled flooring.

Bedroom Two

16'3 x 9'1 (4.95m x 2.77m)

Dual aspect uPVC windows, radiator, storage cupboard.

Bedroom Three

15'4 x 9'5 max points (4.67m x 2.87m max points)

UPVC window, radiators, fitted wardrobe.

Bedroom Four

9'1 x 8'5 max points (2.77m x 2.57m max points)

UPVC window, radiator, storage cupboard.

Bathroom

8'2 x 8'1 max points (2.49m x 2.46m max points)

Panelled bath, separate shower cubicle, wash hand basin, w/c, radiator, uPVC window, uPVC window, extractor fan, tiled flooring and splashbacks.

Externally

To the front elevation, there is an easy to maintain garden and driveway which leads to a large than average garage. While to the rear, there is a beautiful enclosed large garden and patio area.

Garage

18'3 x 9'8 (5.56m x 2.95m)

Water, power and lighting.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultra-fast 9000Mbps *

Mobile Signal/Coverage: Good

Tenure: Freehold

Council Tax: Durham County Council, Band D - Approx. £2,444.58 p.a

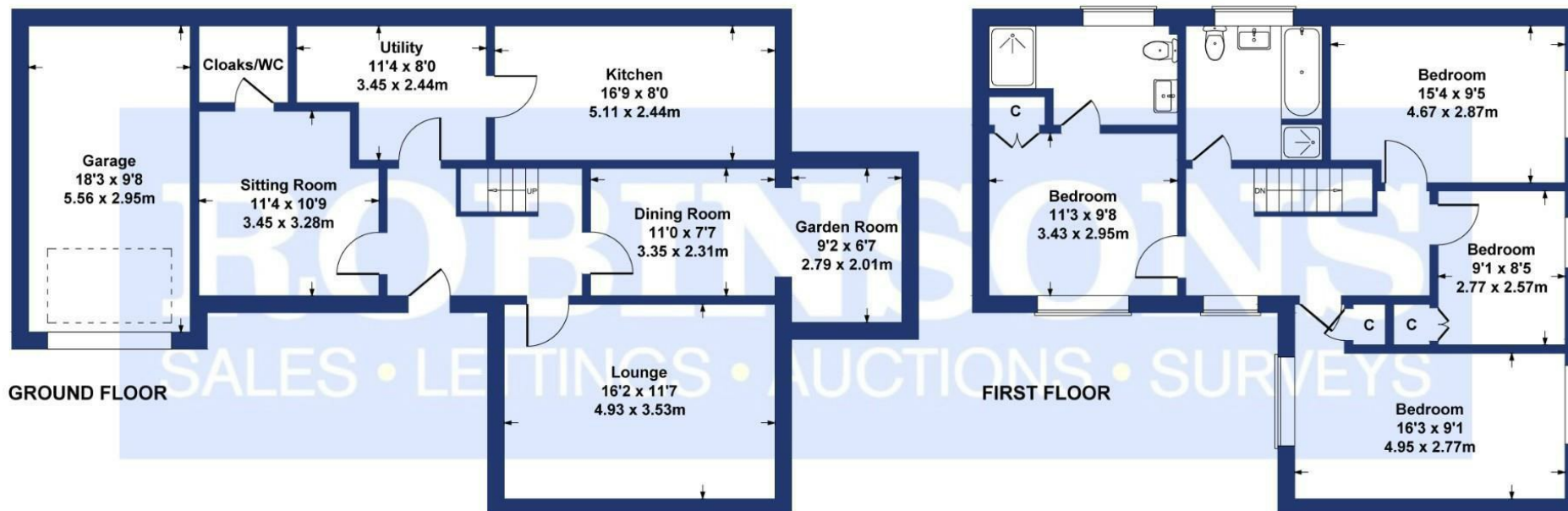
Energy Rating: D

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.

Crompton Court

Approximate Gross Internal Area
1752 sq ft - 163 sq m

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	



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

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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