



**12 Aidens Walk, Ferryhill, DL17 8RD**

**£269,950**

Rarely available on the market this stunning four bedroomed detached house in this most sought after cul-de-sac location. The property has been much improved by the present owner to include; gas central heating, double glazing, a stunning fitted kitchen with built in appliances, study, modern bathroom, en suite and dressing room to the master bedroom, double garage and mature gardens. Ideally suited to families this property is not to be missed.



## Ground Floor

### Entrance Vestibule

Has UPVC entrance door.

### Hallway

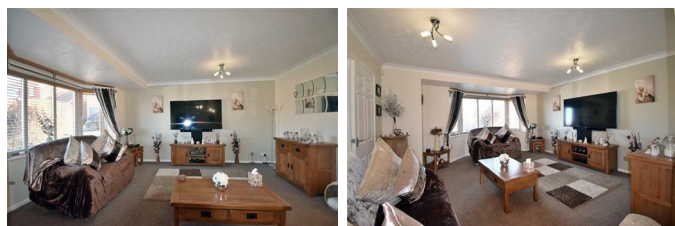
Has spindle staircase to the first floor and central heating radiator.

### Cloakroom



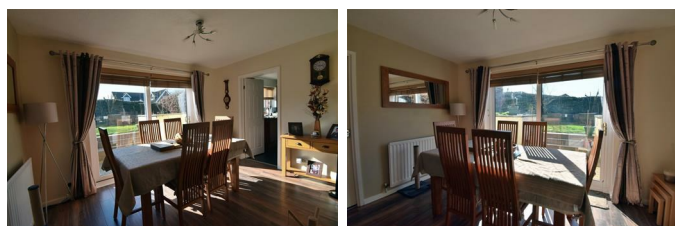
Has modern white suite comprising; WC, hand wash basin part tiled walls and tiled floor.

### Lounge 14'10" x 14'7" (4.52 x 4.45)



Has bay window, coved ceiling and central heating radiator.

### Dining Room 13'6" x 9'1" (4.11 x 2.77)

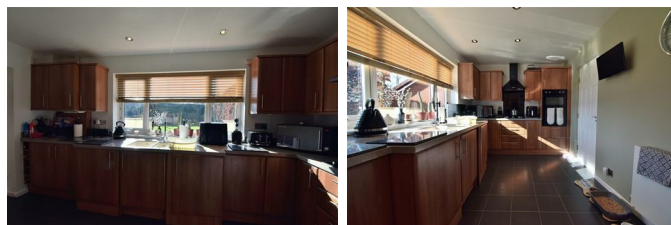


Has central heating radiator and UPVC patio doors leading onto the rear garden.

### Study / Snug 9'0" x 8'3" (2.74 x 2.51)

Has central heating radiator.

## Kitchen 14'10" x 8'11" (4.52 x 2.72)



Has an attractive range of fitted wall and base units, composite work surfaces with inset sink and mixer tap, built in electric double oven with gas hob and stainless steel extractor hood, integrated washing machine and dishwasher, wine rack, ceiling spotlights, central heating radiator, combination gas boiler and access to the integrated garage.

## First Floor

### Landing

Has storage cupboard and loft access.

### Bedroom 1 14'9" x 14'8" (4.50 x 4.47)



Has central heating radiator, en suite and dressing room.

### En suite



Wet room with modern white suite comprising; mains shower with glass shower screen, hand wash basin, WC, tiled walls, tiled floor, chrome heated towel radiator and velux roof light.

## Dressing Room



Has tiled floor and velux roof light.

### Bedroom 2 12'0" x 11'0" (3.66 x 3.35)



Has a range of fitted wardrobes and matching drawers and central heating radiator.

### Bedroom 3 9'11" x 9'2" (3.02 x 2.79)

Has central heating radiator.

### Bedroom 4 10'2" x 8'2" (3.10 x 2.49)

(L shaped) Has central heating radiator.

## Family Bathroom



Has modern white suite comprising; double ended bath, enclosed shower cubicle with electric shower, integrated WC and hand wash basin, tiled walls, tiled floor, chrome heated towel radiator and ceiling spotlights.

## Exterior



Has lawned front garden with borders and hedge with large area for off road parking leading to the integral garage and to the rear a timber decked area leading to a raised garden laid to lawn with mature borders and BBQ area.

## Disclaimer

N.B. WE HAVE NOT TESTED ANY APPLIANCES OR SYSTEMS AT THE PROPERTY. IF IN DOUBT, PURCHASERS SHOULD SEEK PROFESSIONAL ADVICE. THE MEASUREMENTS PROVIDED WITHIN THE DETAILS ARE FOR GUIDANCE PURPOSES ONLY. IF MORE ACCURATE MEASUREMENTS ARE NEEDED, THEN THE PURCHASERS SHOULD TAKE SUCH MEASUREMENTS THEMSELVES. THESE DETAILS INCLUDING PHOTOGRAPHY WERE PREPARED BY PETER CLARK PROPERTY SERVICES IN ACCORDANCE WITH THE SELLERS INSTRUCTIONS. THE ACCURACY OF THESE PARTICULARS CANNOT BE GUARANTEED AND ANY PURCHASERS SHOULD SATISFY THEMSELVES BY INSPECTING OR OTHERWISE TO THE CORRECTNESS OF STATEMENTS CONTAINED IN THESE PARTICULARS. THESE PARTICULARS DO NOT CONSTITUTE ANY PART OF AN OFFER OR CONTRACT.



Floor Plan

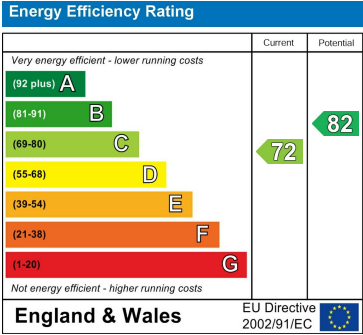


Total area: approx. 159.8 sq. metres  
12 Aidens Walk, Ferryhill

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.