



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

**£204,950**

Rarely available to the market, we are pleased to offer this four bedroom detached family home in this most sought after location in Ferryhill. The property benefits from gas central heating, double glazing, has a large lounge/dining room with feature fire surround, a most pleasant garden room to the rear, fitted kitchen with built in appliances, downstairs WC, white family bathroom suite, en-suite to master bedroom which has built in furniture, garage and gardens. Maintained in good decorative order this comfortable property must be seen to be appreciated and an early inspection is recommended.

### Entrance Hall

Has UPVC entrance door, staircase to first floor and central heating radiator.

### Lounge 24'1 x 11'2 (7.34m x 3.40m)



Has feature fire surround with living flame electric fire, coved ceiling, central heating radiator and UPVC french doors leading to garden room.

### Garden Room 10'0 x 10'2 (3.05m x 3.10m)



Has 2 x velux windows, ceiling spotlights and UPVC glazed entrance door.

### Downstairs Cloakroom

Has white suite comprising, WC, handwash basin, heated towel rail and tiled walls and floor.

### Kitchen/Dining Room



Has a range of fitted wall and base units, laminate work surfaces, inset stainless steel sink unit with mixer tap, built in electric cooker with gas hob, plumbing for automatic washing machine, laminate flooring, central heating radiator, access to garage and UPVC entrance door.

### First Floor

### Bedroom 1 13'9 x 11'6 (4.19m x 3.51m)



Has built in wardrobes, central heating radiator and en-suite.

### En-Suite



Has white suite comprising: vanity unit with hand wash basin, WC, corner shower cubicle with electric shower, central heating towel radiator, tiled floor and part tiled walls.

### Bedroom 2 10'4 x 7'11 (3.15m x 2.41m)



Has built in wardrobe and central heating radiator.

### Bedroom 3 13'7 x 6'8 (4.14m x 2.03m)



Has built in wardrobe and central heating radiator.

### Bedroom 4 7'5 x 7'2 (2.26m x 2.18m)



Has central heating radiator.

### Bathroom



Has white suite comprising: panel bath with mains shower over and glass folding shower screen, integrated vanity unit with WC and hand wash basin, central heating towel radiator, tiled floor and part tiled walls.

### Exterior

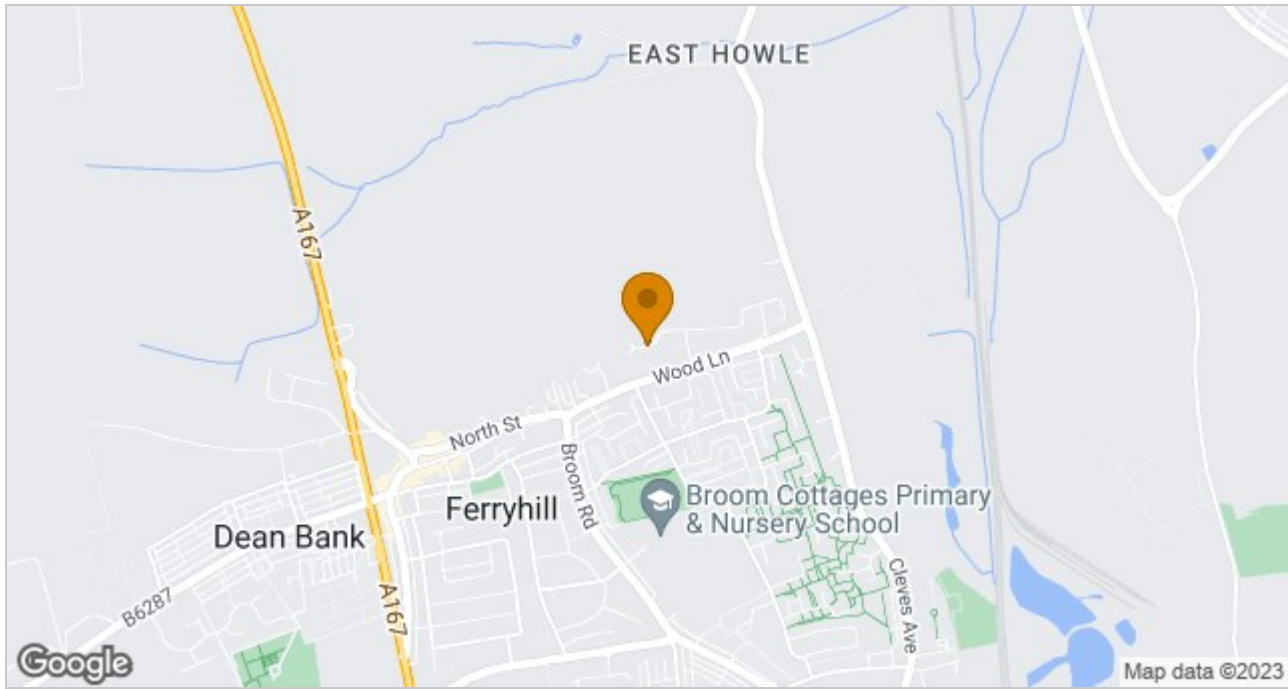


To the front of the property is a lawned garden area and block paved driveway leading to a single garage to the rear is a raised garden area laid to lawn with mature trees and shrubs and block paved patio area.

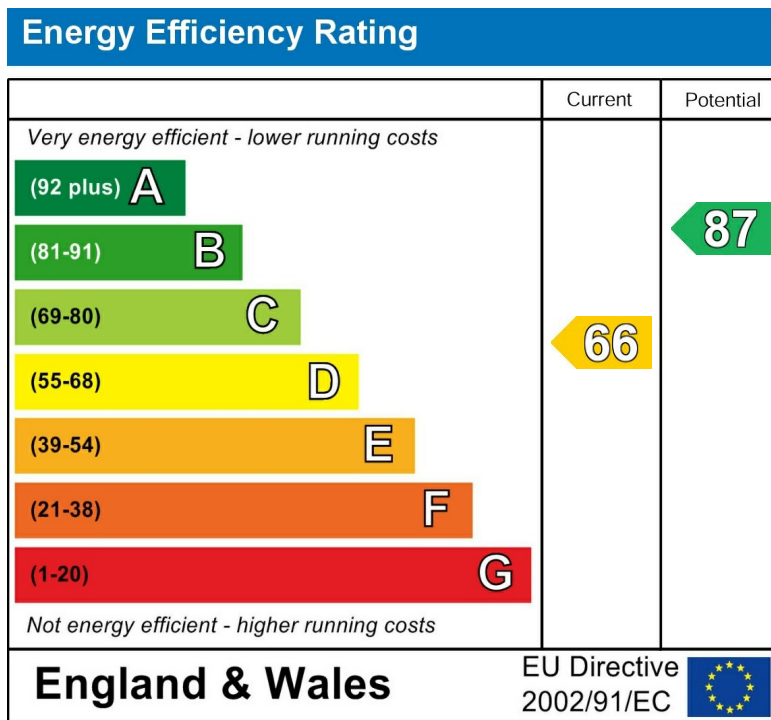
### Disclaimer

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## Area Map



## Energy Efficiency Graph



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