



37 Dean Park, Ferryhill, DL17 8HP

£159,950

Viewing is essential for this three bed roomed detached home on this most sought after development.

This spacious family home offers; gas central heating, double glazing, ample living space, attractive kitchen, en suite to the master and private garden to the rear. Must be viewed internally to appreciate this fantastic family home. The vendor has recently purchased the leasehold this will now change and the property will be sold a freehold.

Ground Floor

Entrance Hall

Has UPVC entrance door and laminate flooring.

Lounge 19'9 x 12'0 (6.02m x 3.66m)



Has laminate flooring, central heating radiator, coved ceiling, UPVC French doors leading onto the conservatory and spindle staircase leading to the first floor.

Sitting Room / Cinema Room 15'11 x 8'3 (4.85m x 2.51m)



Has central heating radiator, ceiling spotlights and fitted electric projector screen and projector.

Conservatory 12'7 x 8'9 (3.84m x 2.67m)



Has laminate flooring and UPVC French doors leading onto the rear garden.

Kitchen 8'2 x 6'11 (2.49m x 2.11m)



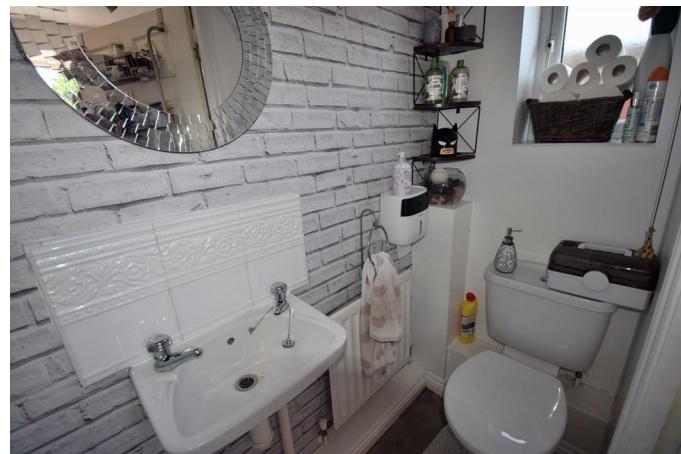
Has a high gloss range of fitted wall and base units, laminate work surfaces, composite sink unit with mixer tap, built under electric oven, gas hob and stainless steel extractor hood.

Utility 5'4 x 5'1 (1.63m x 1.55m)



Has larder unit, laminate work surfaces, plumbing for automatic washing machine and tumble dryer, wall mounted combination gas boiler and composite entrance door leading onto the rear garden.

Cloakroom



Has white suite comprising; WC, hand wash basin, tiled splash back and central heating radiator.

First Floor

Landing

Has loft access.

Bedroom 1 11'4 x 8'8 (3.45m x 2.64m)



Has central heating radiator, fitted wardrobe cupboard and en suite.

En Suite



Has white suite comprising; shower cubicle with electric shower, hand wash basin, WC, tiled splash backs and central heating radiator.

Bedroom 2 10'6 x 8'1 (3.20m x 2.46m)



Has central heating radiator.

Bedroom 3 11'5 x 8'6 (3.48m x 2.59m)



Has central heating radiator.

Bathroom WC



Has white suite comprising; panelled bath, hand wash basin, WC, part tiled walls and central heating radiator.

Exterior



Has block paved double driveway to the front and to the rear a lawned garden with patio area.

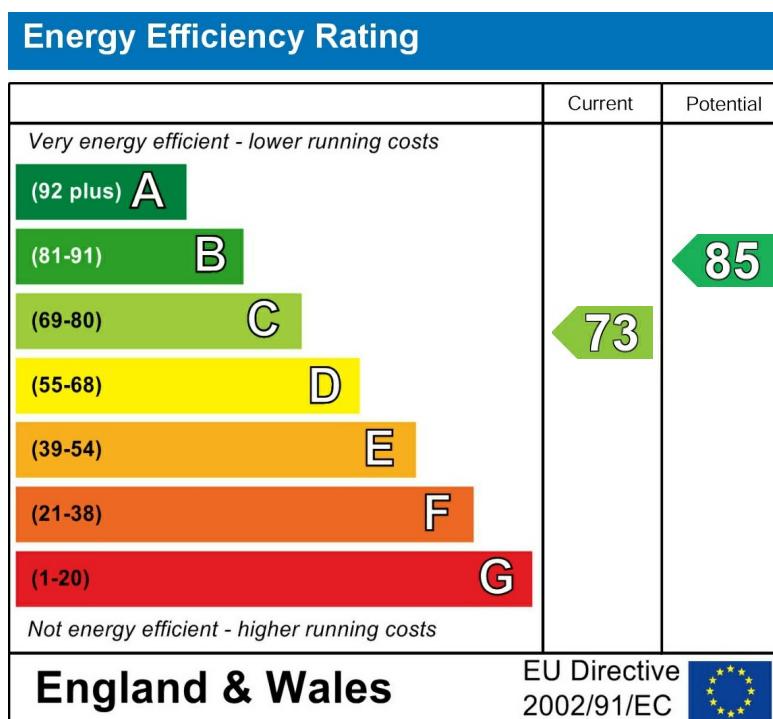
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Area Map



Energy Efficiency Graph



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