



**54 Dean Park, Ferryhill, DL17 8HR**

**£239,950**

Viewing is essential for this stunning four bedroomed, three bathroom detached house in a spacious corner plot on this most popular development. This fantastic family home has been much improved by the present owner to include; stunning fitted kitchen with integrated appliances, modern white bathroom suite, two en suites and downstairs cloakroom, offers ample living space and is immaculately decorated throughout. With spacious driveway and private rear garden this outstanding home is not to be missed.

## Ground Floor

### Entrance Hall

Has composite entrance door, laminate flooring, central heating radiator, ceiling spotlights. and staircase access to the first floor.

### Lounge 15'5" x 11'5" (4.70 x 3.48)



Has bay window, feature fire surround with living flame gas fire, central heating radiator, laminate flooring and French doors leading onto the Kitchen / Dining Room.

### Kitchen / Dining / Living Space 26'11 x 10'11 (8.20m x 3.33m)



Has an attractive range of fitted base units, inset sink unit with mixer tap, built-under stainless steel electric double oven, gas hob and chimney style extractor canopy, integrated dishwasher and under counter fridge, breakfast bar, ceiling spotlights, laminate flooring, storage cupboard, central heating radiator, composite entrance door leading onto the side of the property and UPVC French doors leading onto the rear patio.

## Cloakroom



Has white suite comprising; WC, hand wash basin, ceiling spotlights, central heating radiator and laminate flooring.

## Garage space / Utility



Has access from the hallway and has been internally converted into an office space and utility area with a range of fitted wall and base units, laminate work surfaces, plumbing for automatic washing machine and tumble dryer and wall mounted combination gas boiler.

## First Floor

### Landing

Has storage cupboard and access to loft which is part boarded for storage.

### Bedroom 1 11'9" x 11'2" (3.58 x 3.40)



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

## En Suite



Has white suite comprising; corner shower cubicle with mains water shower, hand wash basin, WC, tiled splash backs, illuminated vanity mirror, ceiling spotlights and chrome heated towel radiator.

**Bedroom 2 11'0" x 10'9" (3.35m x 3.28m)**



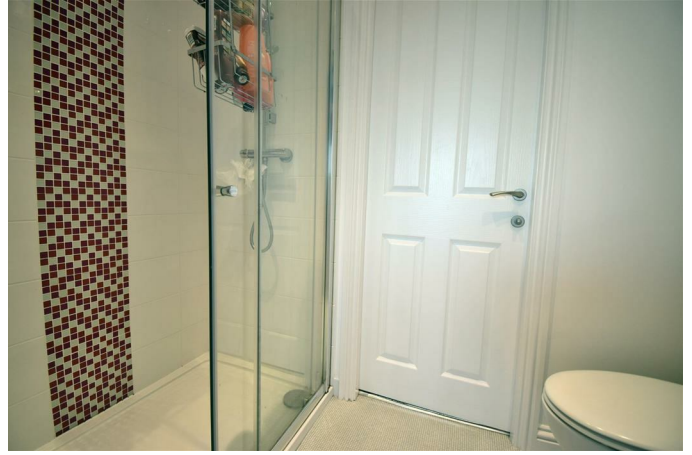
Has built in wardrobes and dressing table, central heating radiator and access to "Jack & Jill" en suite.

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



Has built-in wardrobes and dressing table, central heating radiator, and access to "Jack & Jill" en suite.

## Jack and Jill En Suite



Has white suite comprising; double shower cubicle with mains water shower, WC, hand wash basin, tiled splash backs, ceiling spotlights and central heating radiator.

**Bedroom 4 10'9" x 7'7" (3.28 x 2.31)**



Has built-in wardrobes and dressing table and central heating radiator.

## Family Bathroom WC



Has white suite comprising; panelled bath, hand wash basin, WC, tiled walls, ceiling spotlights and chrome heated towel radiator.

## Exterior



To the front is a garden area which is laid to lawn and large driveway with ample off road parking. To the rear there is a further garden area with a raised decked area and open views to the countryside.

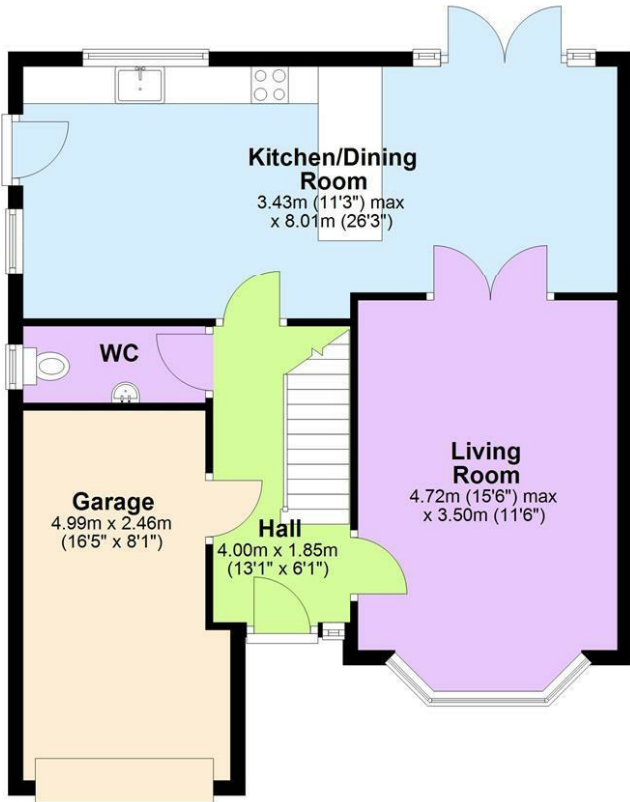
## Disclaimer

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

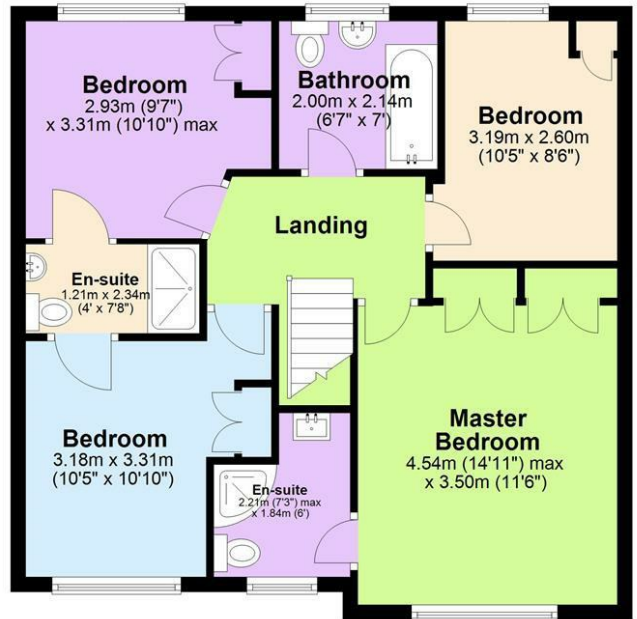
## Ground Floor

Approx. 68.0 sq. metres (731.6 sq. feet)



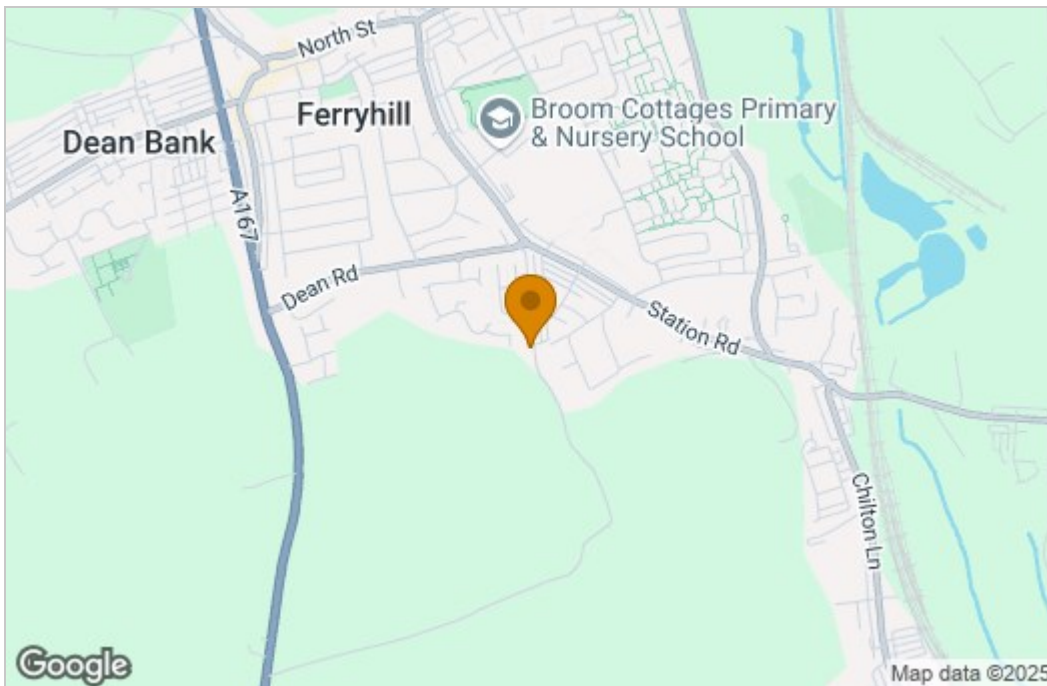
## First Floor

Approx. 61.5 sq. metres (662.5 sq. feet)

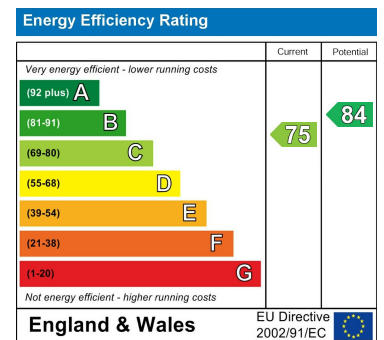


Total area: approx. 129.5 sq. metres (1394.1 sq. feet)  
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# Area Map



# 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.