



35 Dean Park, Ferryhill, DL17 8HP

Offers Over £194,995

****NO CHAIN**** We are pleased to offer to the market this beautiful four bedroom detached family home in this most sought after area of Ferryhill. The property has been well maintained by the present owners and benefits from gas central heating, double glazing, modern fitted kitchen, white family bathroom suite, master bedroom with en-suite, fitted wardrobes to two of the bedrooms, driveway offering ample off road parking, garage and extensive rear garden area. An early inspection is recommended.

Ground Floor

Entrance Hall

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

Downstairs Cloakroom



Has white suite comprising: hand wash basin in vanity unit, WC and central heating radiator.

Lounge 10'5 x 16'2 (3.18m x 4.93m)



Has laminate flooring, wall mounted electric fire and central heating radiator.

Dining Room 8'10 x 8'5 (2.69m x 2.57m)



Has laminate flooring, central heating radiator and UPVC patio doors leading to the conservatory.

Conservatory 8'10 x 11'0 (2.69m x 3.35m)



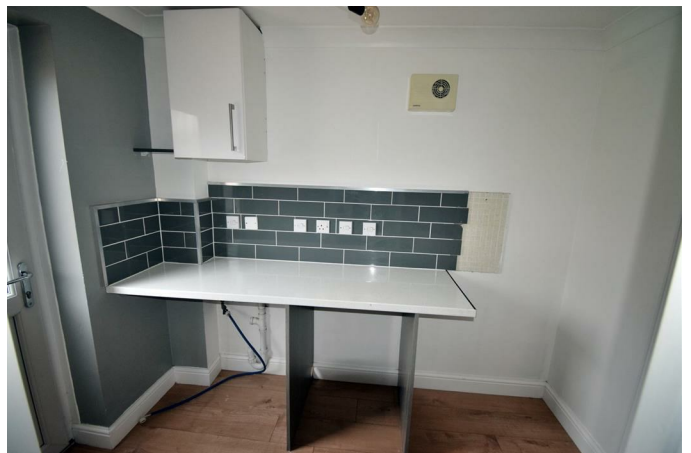
Has laminate flooring and UPVC patio doors leading out onto rear garden.

Kitchen/Breakfast Room 10'10 x 8'5 (3.30m x 2.57m)



Has a range of fitted wall and base units with laminate work surfaces, inset stainless steel sink unit with mixer tap, built in electric oven and hob, stainless steel extractor canopy, breakfast bar, central heating radiator, plinth lighting and laminate flooring.

Utility



Has laminate work surface, plumbing for automatic washing machine, laminate flooring and wall mounted combination gas boiler, entrance to garage and UPVC entrance door.

First Floor Landing

Has storage cupboard and access to loft.

Bedroom 1 13'5 x 9'10 (4.09m x 3.00m)



Has laminate flooring, fitted wardrobes and central heating radiator.

En-Suite



Has single shower cubicle with mixer shower, WC, hand wash basin and central heating radiator.

Bedroom 2 8'8 x 9'8 (2.64m x 2.95m)



Has laminate flooring, storage cupboard and central heating radiator.

Bedroom 3 11'0 x 6'10 (3.35m x 2.08m)



Has laminate flooring, fitted wardrobes and central heating radiator.

Bedroom 4 7'0 x 6'10 (2.13m x 2.08m)



Has laminate flooring and central heating radiator.

Bathroom WC



Has white suite comprising: p-shaped panel bath with shower over, WC, hand wash basin, tiled walls and tiled floor, central heating towel radiator.

Exterior



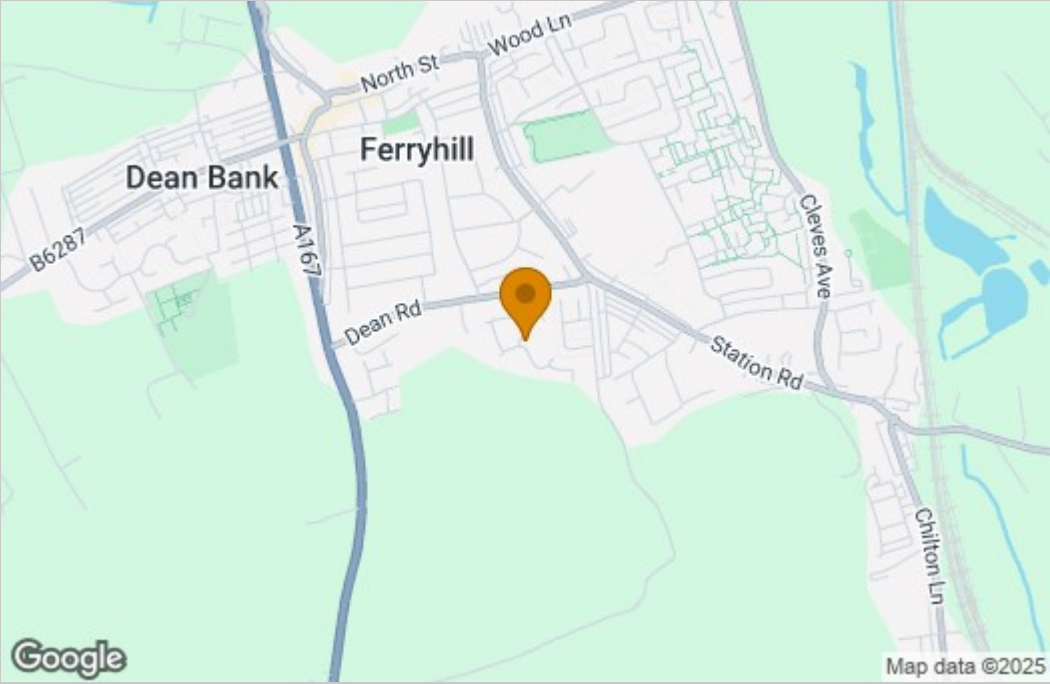
Has double driveway leading to integral garage, with power and lighting, front garden laid to lawn and rear garden laid to lawn and decked patio area.

Disclaimer

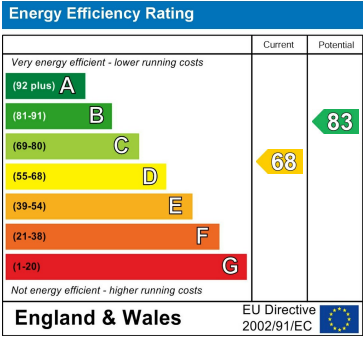
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Floor Plan

Area Map



Energy Efficiency Graph



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