



**1 Cleves Close, Ferryhill, DL17 8RB**

**£292,950**

We are pleased to offer to the market this exceptional three bedroom detached bungalow in this highly sought after area of Ferryhill. The property provides particularly spacious living accommodation which benefits from; gas central heating, double glazing, a large lounge / dining room, conservatory, fitted kitchen / breakfast room with built in appliances, utility, large family bathroom, three good size bedrooms one with en-suite, extensive lawned garden to front and side, private garden with patio to the rear, ample driveway and garage. Rarely available, we would recommend an early inspection.

### Entrance Vestible

Has UPVC entrance door and tiled flooring.

### Hallway



Has coved ceiling, central heating radiator and French doors leading to the lounge.

### Lounge / Dining Room 14'0 x 29'3 (4.27m x 8.92m)



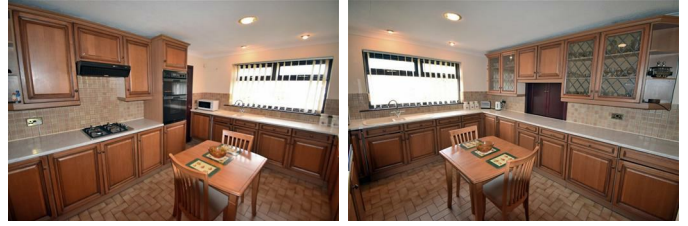
Has feature brick built fireplace with oak beam and living flame gas fire, coved ceiling, central heating radiators x2 and patio doors leading to the conservatory.

### Conservatory 8'0 x 8'8 (2.44m x 2.64m)



Has tiled floor and UPVC entrance door leading to rear garden.

### Kitchen/Breakfast Room 13'0 x 10'10 (3.96m x 3.30m)



Has a range of oak fitted wall and base units, laminate work surfaces, inset sink unit with mixer tap, tiled splash backs, built in gas oven and hob and extractor unit, integrated fridge and freezer, glass display units, coved ceiling, ceiling spotlights and central heating radiator.

### Utility Room



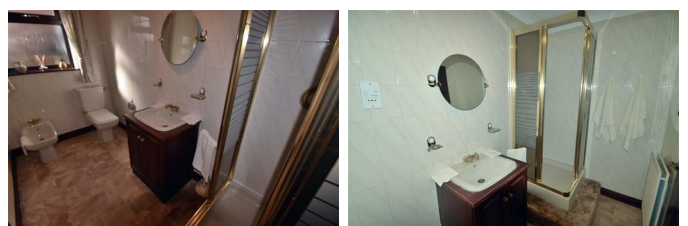
Has oak fitted base units, laminate work surfaces, inset sink unit with mixer tap, tiled splashbacks, plumbing for automatic washing machine, central heating radiator and storage cupboard housing combination gas boiler.

### Bedroom 1 12'3 x 12'0 (3.73m x 3.66m)



Has fitted wardrobes, coved ceiling, central heating radiator and en-suite.

### En-Suite



Has hand wash basin in vanity unit, WC, bidet,

shower cubicle with mixer shower, tiled walls and central heating radiator.

### Bedroom 2 13'0 x 10'5 (3.96m x 3.18m)



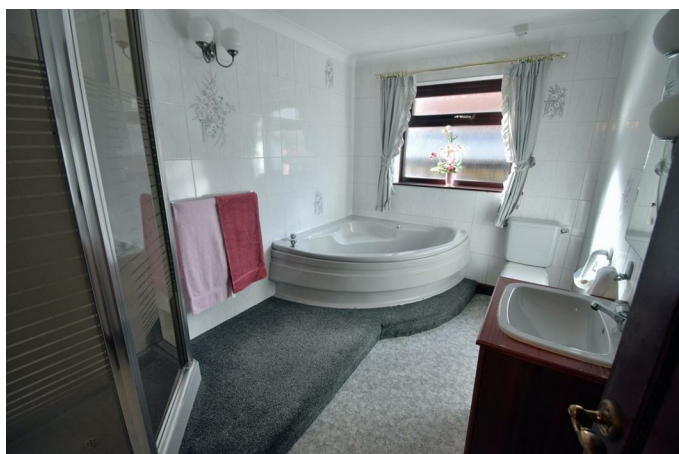
Has coved ceiling and central heating radiator.

### Bedroom 3 9'5 x 7'1 (2.87m x 2.16m)



Has coved ceiling and central heating radiator.

### Bathroom WC



Has coloured suite comprising; corner panelled bath, hand wash basin in vanity unit, WC, corner shower cubicle with mains mixer shower, tiled walls, wall lights, coved ceiling and central heating radiator.

### Exterior



A large front and side garden laid to lawn with block paved driveway leading to garage. To the rear of the property is a large private garden laid to lawn with raised patio area and mature shrubs.

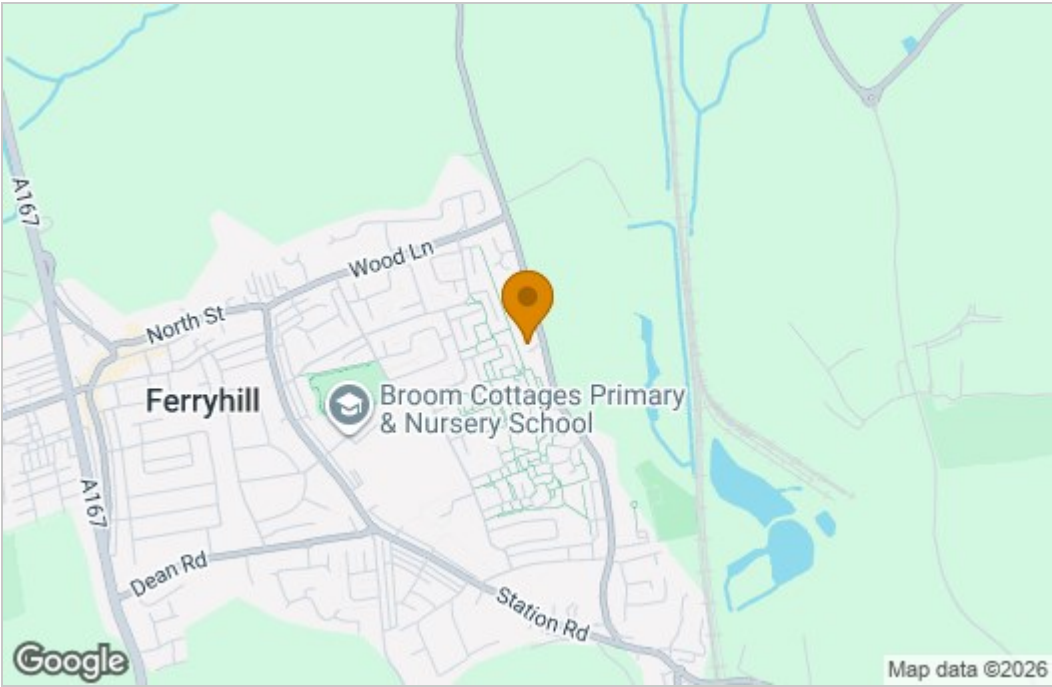
### Disclaimer

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.

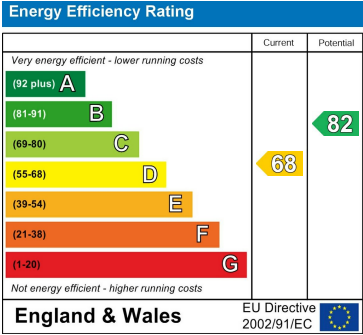
Floor Plan



Area Map



Energy Efficiency Graph



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