



**Lilac Cottage , Ferryhill, DL17 9AA**

**£374,950**

A rare opportunity to purchase this outstanding three bedroomed detached bungalow in this most idyllic location in Mainsforth Village accessed via a private road. The property has undergone a massive series of improvements to include; a stunning fitted kitchen with integrated appliances, luxurious bathroom suite, offers three generous sized bedrooms and is immaculately decorated throughout. With large, private mature gardens, a detached garage and ample driveway this fantastic, contemporary home is not to be missed.

### Kitchen 15'7" x 12'6" (4.75m x 3.81m)



Has a fantastic range of fitted wall and base units, solid quartz work surfaces, composite sink unit with Quooker instant boiling water tap, integrated electric oven, microwave/oven, warming drawer, induction hob with stainless steel extractor hood, dishwasher, breakfast bar, ceiling spotlights, under counter and plinth lights, solid oak flooring, contemporary central heating radiator and UPVC entrance door leading onto the front of the property.

### Lounge 12'10" x 12'8" (3.91 x 3.86)



Has solid oak flooring, log burner with brick insert, slate hearth and solid oak beam, contemporary central heating radiator and UPVC French doors leading onto the rear patio.

### Hallway

Has solid oak flooring, contemporary central heating radiator, ceiling spotlights and access to part boarded loft for storage which has power and lighting.

### Bedroom 1 12'4" x 12'5" (3.76 x 3.78)



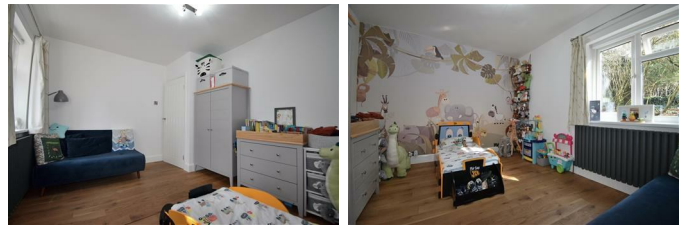
Has contemporary central heating radiator and solid oak flooring,

### Bedroom 2 / Dressing Room 12'9" x 11'8" (3.89 x 3.56)



Currently used as a dressing room, has bespoke fitted wardrobes, contemporary central heating radiator and solid oak flooring.

### Bedroom 3 12'5" x 10'8" (3.78 x 3.25)



Has solid oak flooring and contemporary central heating radiator.

### Bathroom WC 10'11" x 8'8" (3.33m x 2.64m)



Has contemporary white suite comprising; large free standing bath with freestanding mixer tap and shower head, double shower cubicle with mains spa shower fittings, high gloss vanity unit with granite work surface and twin sinks with mixer taps, illuminated vanity mirror, WC, feature split face quartz wall, part tiled walls, tiled floor, two heated towel radiators and ceiling spotlights.

### Summerhouse



There is a large summer house situated in the rear

garden with timber decking to the front. There is power and lighting and waterproof laminate flooring.

### Exterior



To the front of the property is a large gravel driveway with ample parking leading to the detached garage with plumbing for automatic washing machine and tumble dryer. To the side and rear is a large private garden laid to lawn, patio area, gravel path and mature shrubs and trees.

### Disclaimer

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### Estate Agents Note

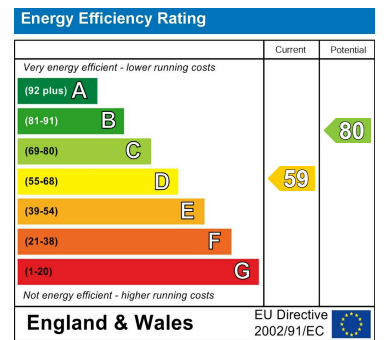
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# Floor Plan

## Area Map



## Energy Efficiency Graph



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