



46 Dean Park, Ferryhill, DL17 8HR

£239,950

Viewing is essential for this outstanding four bedroomed detached house on this most popular development. The property has been finished to the highest standard and includes; gas central heating, double glazing, stunning fitted kitchen with integrated appliances, contemporary bathroom suite and en suite and is immaculately decorated throughout. Offering driveway, garage and fantastic private garden this family home is not to be missed.

Ground Floor

Entrance Hall

Has composite entrance door, LVT flooring, coved ceiling, ceiling spotlights, spindle staircase leading to the first floor and radiator.

Cloakroom



Has white suite comprising; vanity unit with hand wash basin, WC, towel radiator and LVT flooring .

Lounge 12'7 x 14'10 (3.84m x 4.52m)



Has coved ceiling, radiator and UPVC French doors leading onto the rear garden.

Kitchen 8'8 x 16'6 (2.64m x 5.03m)



Has a range of fitted wall and base units, silestone work surfaces, composite sink unit with mixer tap, 2x built in ovens with induction hob, stainless steel extractor hood, integrated dishwasher, microwave and washing machine, LED ceiling spotlights, LVT flooring, radiator and composite entrance door.

Dining Room 10'5 x 8'9 (3.18m x 2.67m)



Has bay window, coved ceiling and radiator.

First Floor Landing

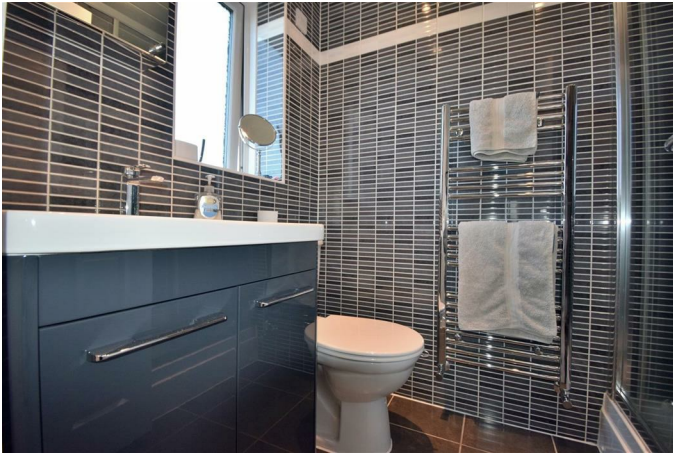
Has storage cupboard and access via ladder to part boarded loft space used for storage with lighting.

Bedroom 1 12'2 x 12'1 (3.71m x 3.68m)



Has double fitted wardrobes, radiator and en-suite.

En-Suite



Has double shower cubicle with mixer shower, vanity unit with hand wash basin, WC, tiled walls and tiled floor and towel radiator.

Bedroom 2 8'9 x 10'4 (2.67m x 3.15m)



Has triple fitted wardrobes and radiator.

Bedroom 3 9'4 x 9'1 (2.84m x 2.77m)



Has triple fitted wardrobes and radiator.

Bedroom 4 7'9 x 9'11 (2.36m x 3.02m)



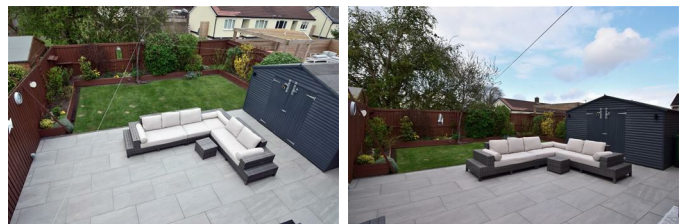
Has radiator.

Bathroom WC



Has white suite comprising; vanity unit with hand wash basin, double ended bath with mixer shower over, glass shower screen, Karndean flooring, tiled walls and radiator.

Exterior



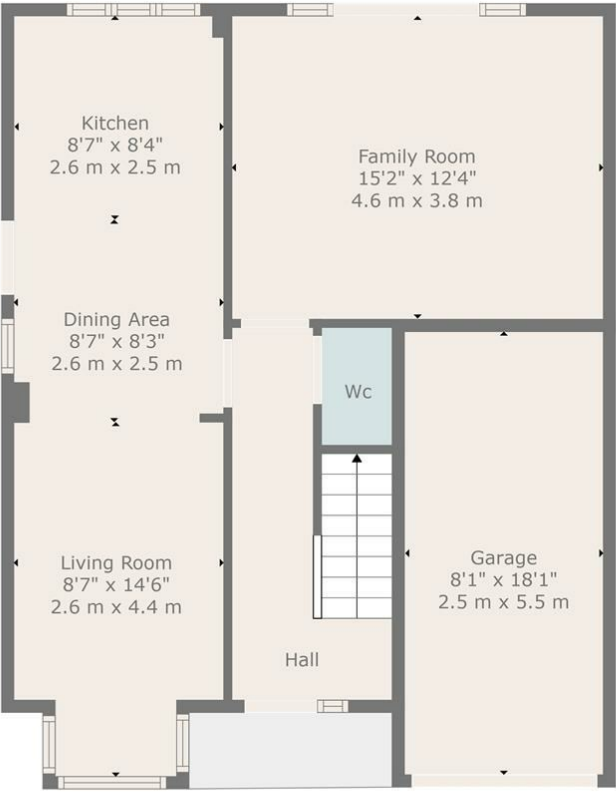
To the front of the property is a garden laid to lawn and driveway leading to single garage with electric door housing combination gas boiler. To the rear of the property is a garden laid to lawn with raised borders and mature shrubs, patio area and garden shed.

Disclaimer

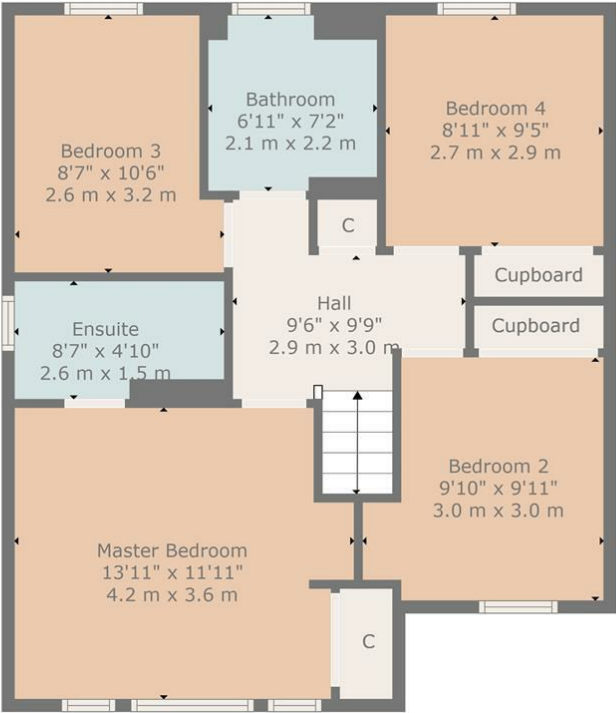
N.B. WE HAVE NOT TESTED ANY APPLIANCES OR SYSTEMS AT THE PROPERTY. IF IN DOUBT, PURCHASERS SHOULD SEEK PROFESSIONAL ADVICE. THE MEASUREMENTS PROVIDED WITHIN THE DETAILS ARE FOR GUIDANCE

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Floor Plan



Floor 1



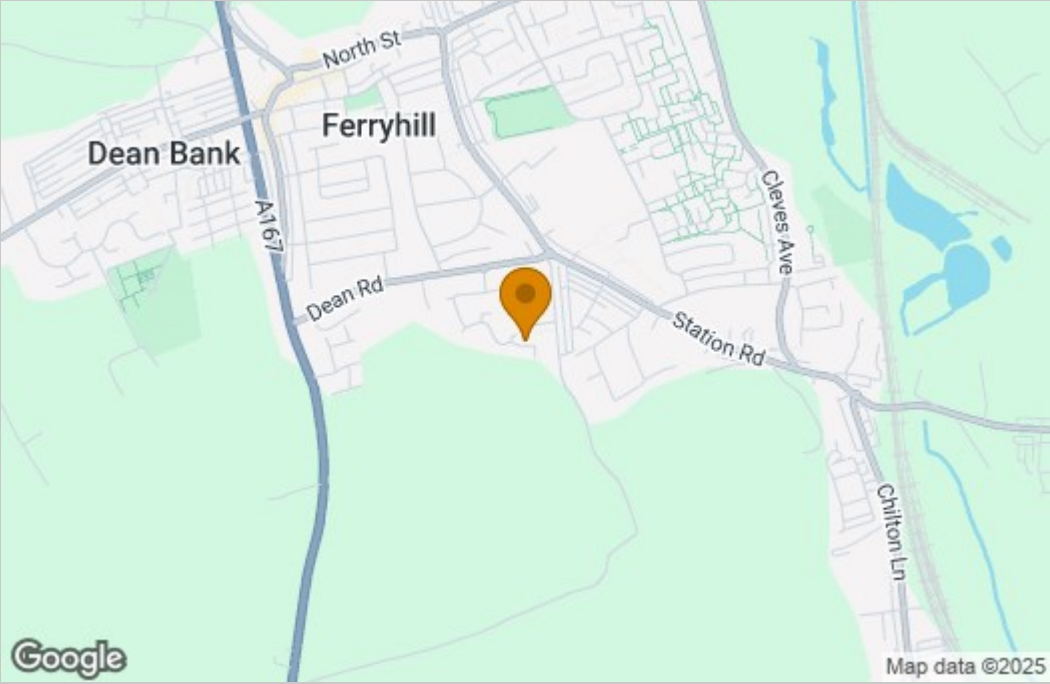
Floor 2

TOTAL: 1193 sq. ft, 111 m2
FLOOR 1: 554 sq. ft, 52 m2, FLOOR 2: 639 sq. ft, 59 m2
EXCLUDED AREAS: GARAGE: 147 sq. ft, 14 m2, I: 26 sq. ft, 2 m2

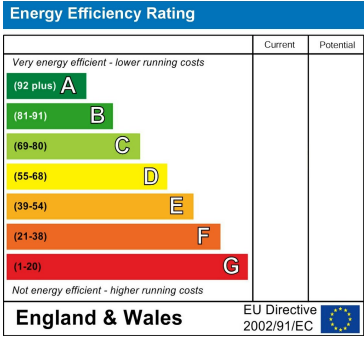
All Measurements Are Approximate



Area Map



Energy Efficiency Graph



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