



**29 Dean Park, Ferryhill, DL17 8HP**

**£190,000**

An exceptional four bedroom detached house occupying a most pleasant location on this most sought after development, maintained in immaculate decorative order this comfortable family home has gas central heating, double glazing a pleasant lounge through to dining room, attractive high gloss fitted kitchen with built in appliances, utility, downstairs WC, master bedroom with built in wardrobes and ensuite, family bathroom. Outside are gardens to the front with good sized driveway leading to an integral garage and to the rear is a lovely enclosed garden with raised patio area. Available with no onward chain.

## Ground Floor

### Entrance Hall

Has composite entrance door and central heating radiator.

### Lounge/ Dining room 22'2 x 12'10 (6.76m x 3.91m)



Has bayed front window, laminate flooring, coved ceiling, ceiling spotlights, staircase to first floor, central heating radiators and patio doors opening on to:

### Conservatory



Has laminate flooring and french doors opening on to rear garden.

### Kitchen 8'5 x 7'0 (2.57m x 2.13m)



Has range of fitted high gloss wall and base units, laminate work surfaces, inset stainless steel sink unit with mixer tap, tiled splash backs, built in double electric oven and induction hob, integrated fridge freezer and dishwasher, laminate flooring and central heating radiator.

### Utility 5'4 x 3'10 (1.63m x 1.17m)



Has laminate work surfaces, plumbing for automatic washing machine, wall mounted combination gas boiler, laminate flooring and UPVC entrance door leading out onto rear garden.

### Downstairs Cloakroom



Has white suite comprising: WC, hand wash basin, tiled splash backs and central heating radiator.

## First Floor

### Landing

Has access to loft and central heating radiator.

### Bedroom 1 11'7 x 10'11 (3.53m x 3.33m)



Has fitted sliding door wardrobes and central heating radiator.

### En-Suite



Has white suite comprising: shower cubicle with electric shower, hand wash basin, WC, tiled splashbacks and central heating radiator.

### Bedroom 2 8'2 x 7'8 (2.49m x 2.34m)



Has central heating radiator.

### Bedroom 3 8'2 x 7'7 (2.49m x 2.31m)



Has central heating radiator.

### Bedroom 4 9'9 x 7'5 (2.97m x 2.26m)



Has central heating radiator.

### Bathroom WC



Has white suite comprising: panel bath, hand wash basin, WC, part tiled walls, central heating radiator, shower cubicle with mains shower and glass shower screen and heated towel radiator.

### Exterior



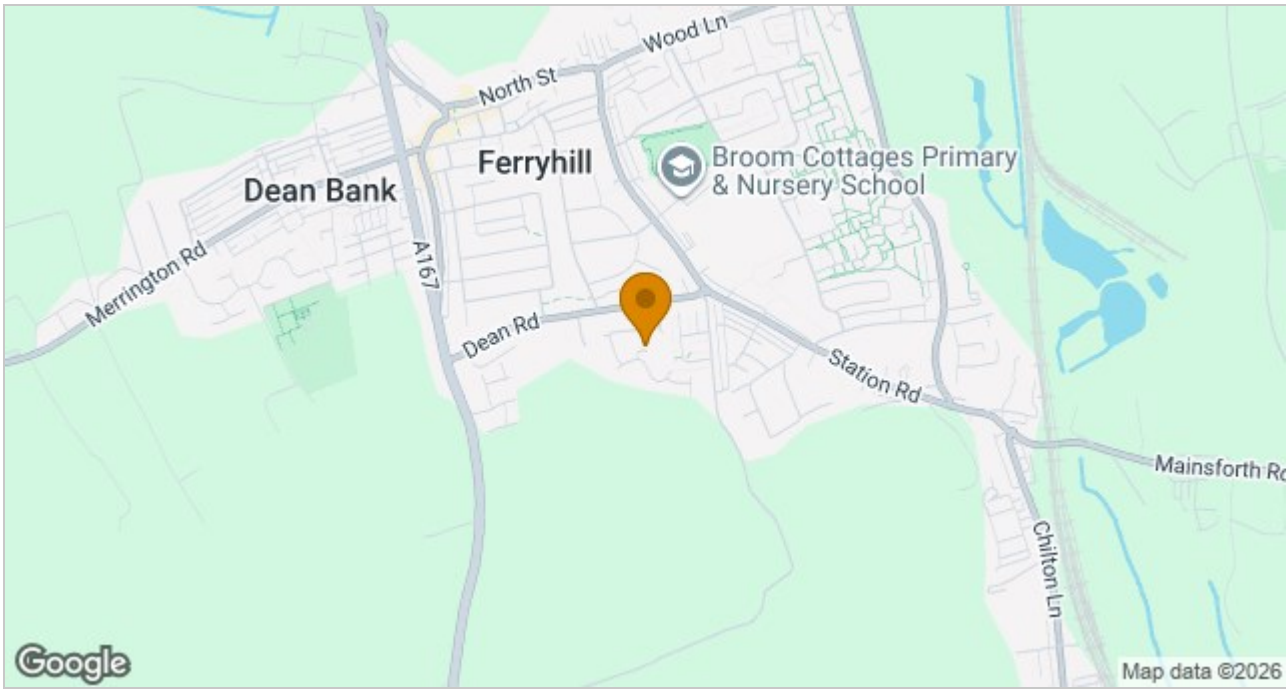
Has lawned front garden with driveway leading to garage with power and lighting. To the rear is an enclosed garden laid to lawn with raised tiled patio area.

### Disclaimer

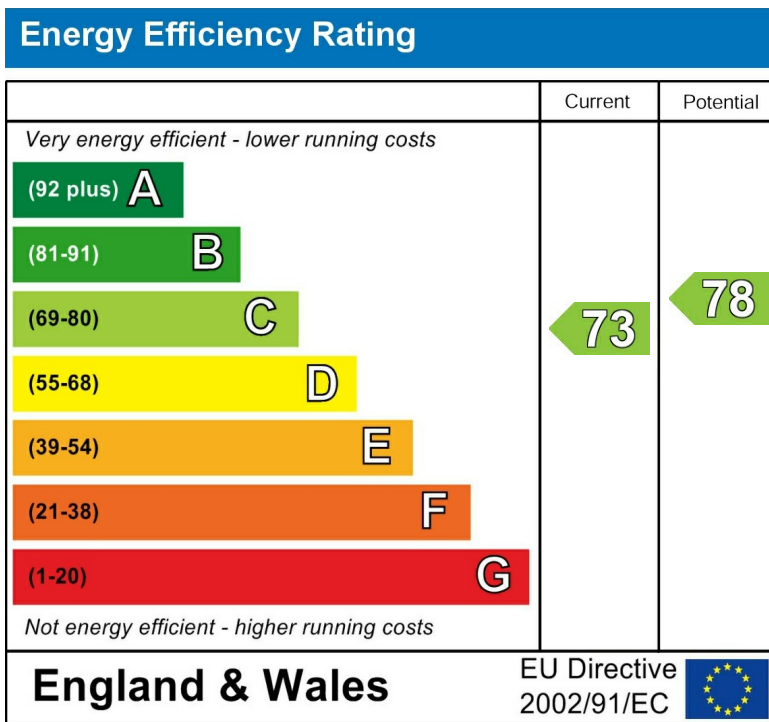
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## Area Map



## Energy Efficiency Graph



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