

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

**£229,950**

We are pleased to offer to the market an exceptional four bedroomed detached property in this most popular development in Ferryhill. The property benefits from spacious living accommodation, gas central heating and double glazing, A comfortable lounge with feature panoramic gas fire, quality modern fitted kitchen with built in appliances, utility, white family bathroom suite, master bedroom with built in wardrobes and en-suite and very large conservatory. At the front is off road parking for four cars and garage, at the rear is a well screened raised patio. This lovely home has been beautifully maintained throughout. Available with no onward chain we would recommend an early viewing.



## Ground floor

### Entrance hall

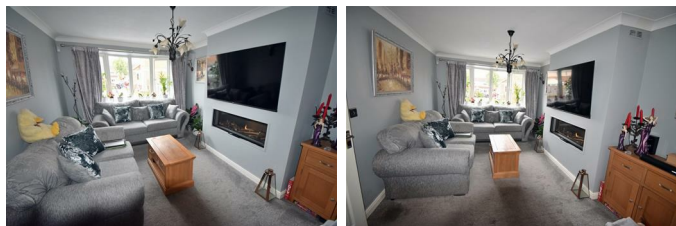
Has composite entrance door, coved ceiling, central heating radiator and spindle staircase to the first floor.

### Cloakroom



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

### Lounge 16'1" x 10'4" (4.90 x 3.15)



Has bow window, panoramic gas fire coved ceiling and central heating radiator.

### Dining Room 8'10" x 8'8" (2.69 x 2.64)



Has coved ceiling, central heating radiator and patio doors leading onto conservatory.

### Conservatory 17'11" x 12'3" (5.46 x 3.73)



Has laminate flooring, central heating radiator, feature fire surround with electric stove effect fire and UPVC french doors leading onto the rear garden.

### Kitchen 11'2" x 8'6" (3.40 x 2.59)



Has a range of quality fitted wall and base units, laminate work surfaces, composite inset sink unit with mixer tap, extractor, built in electric oven and five burner gas hob, tiled splash backs, plumbing for dishwasher, laminate flooring and central heating radiator.

### Utility 8'6" x 5'1" (2.59 x 1.55)



Has a range of matching fitted wall and base units, laminate work surfaces, plumbing for automatic washing machine, tiled splash backs, laminate flooring, central heating radiator, access to the garage and entrance door leading onto the rear garden.

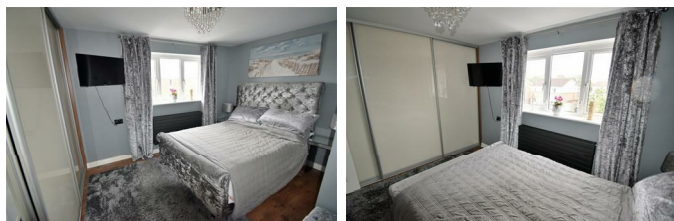
## First floor

### Landing

Has loft access, central heating radiator and storage cupboard housing combination gas boiler.

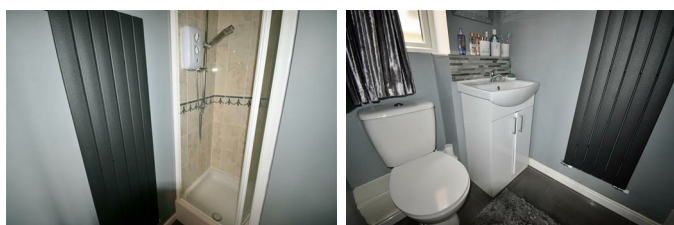


### Bedroom 1 11'5" x 9'9" (3.48 x 2.97)



Has laminate flooring, built in sliding door wardrobes and central heating radiator .

### En suite



Has white suite comprising; shower cubicle with electric shower over, hand wash basin, WC, tiled splash backs, laminate flooring and central heating radiator.

### Bedroom 2 9'6" x 8'7" (2.90 x 2.62)



Has central heating radiator and fitted storage.

### Bedroom 3 11'2" x 7'4" (3.40 x 2.24)



Has central heating radiator.

### Bedroom 4 8'0" x 7'0" (2.44 x 2.13)



Has central heating radiator.

### Bathroom WC



Has white suite comprising: panel bath, hand wash basin and WC in vanity unit, tiled walls, tiled floor, chrome heated towel radiator and ceiling spotlights.

### Exterior



To the front is a hard stand area providing off road parking for up to four cars leading to the integral garage and to the rear is a raised paved.

### Disclaimer

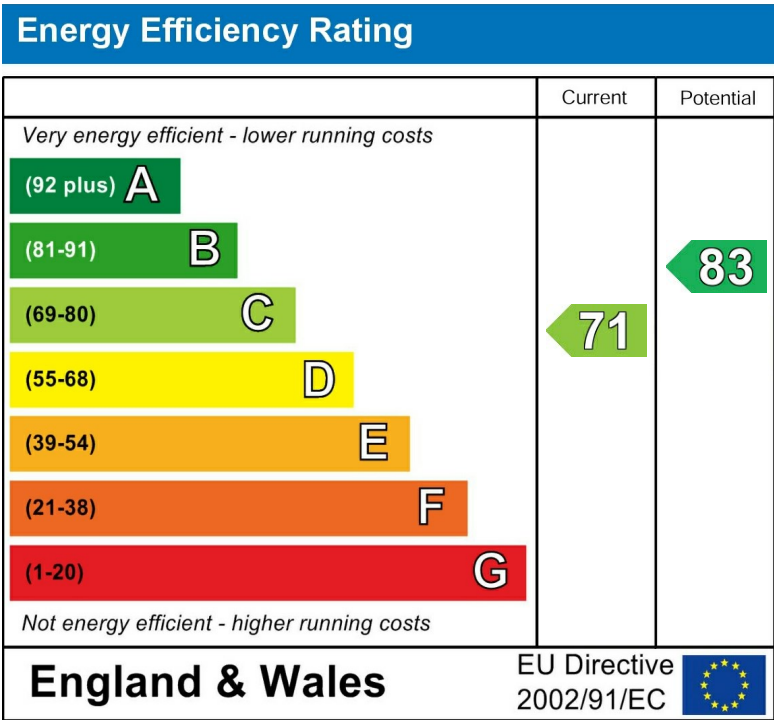
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Area Map



Energy Efficiency Graph



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