



**18 Corscombe Close, Ferryhill, DL17 8DB**

**£159,950**

We are pleased to offer to the market this outstanding three bedroom semi-detached family home in this most sought after location with open views at the front. The property has been much improved by present owners, to include a pleasant lounge with multifuel stove, stunning high gloss fitted kitchen with integrated appliances , bi fold doors open on to a beautiful orangery, there are three good sized bedrooms, master with fitted sliding door wardrobes and a luxury family bathroom. Outside there is a lawned front garden and enclosed rear decked area which leads to a garage with driveway for off road parking. This property is not to be missed and we would highly recommend an early inspection.

## Ground Floor

### Entrance Porch

Has composite entrance door.

### Lounge 14'7 x 14'5 (4.45m x 4.39m)



Has bayed window, feature fireplace with log burning stove, oak mantle and granite hearth, high gloss wood flooring, central heating radiator and staircase leading to the first floor.

### Kitchen 9'10 x 14'7 (3.00m x 4.45m)



Has a range of fitted high gloss wall and base units, quartz work surfaces and upstands, undermounted sink unit with quooker tap, built in electric oven with induction hob and extractor unit and built in microwave, integrated fridge freezer, washing machine and dishwasher, plinth lighting, modern vertical central heating radiator, coved ceiling, ceiling spotlights, high gloss wood flooring and UPVC bi-folding doors leading to orangery.

### Orangery 8'7 x 9'2 (2.62m x 2.79m)



Has bi fold doors from kitchen, high gloss wood flooring and UPVC door leading out onto rear patio.

## First Floor

### Bedroom 1 13'10 x 8'6 (4.22m x 2.59m)



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

### Bedroom 2 8'3 x 9'2 (2.51m x 2.79m)



Has coved ceiling, laminate flooring and central heating radiator.

### Bedroom 3 6'0 x 11'1 (1.83m x 3.38m)



Has built in bed with storage, coved ceiling, laminate flooring and central heating radiator.

### Shower Room



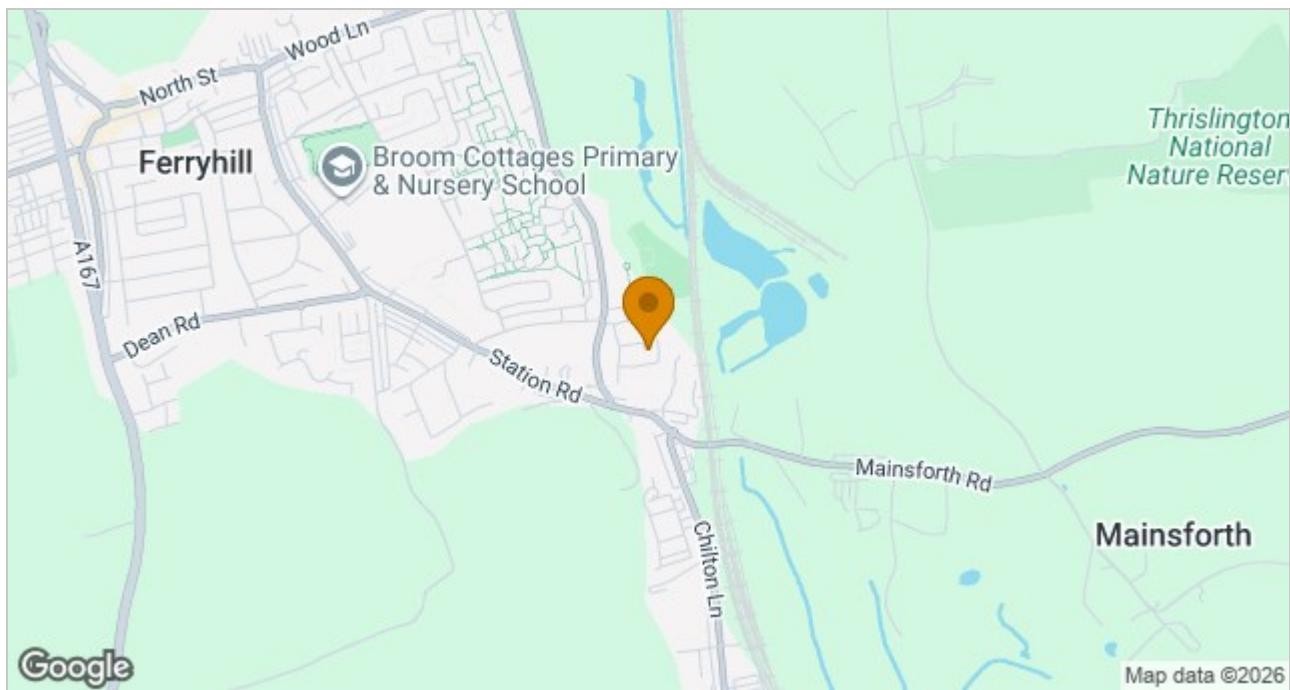
Has modern white suite comprising: shower cubicle with mixer rainfall shower, integrated hand wash basin and WC, tiled walls, tiled floor and heated towel rail.

### Exterior

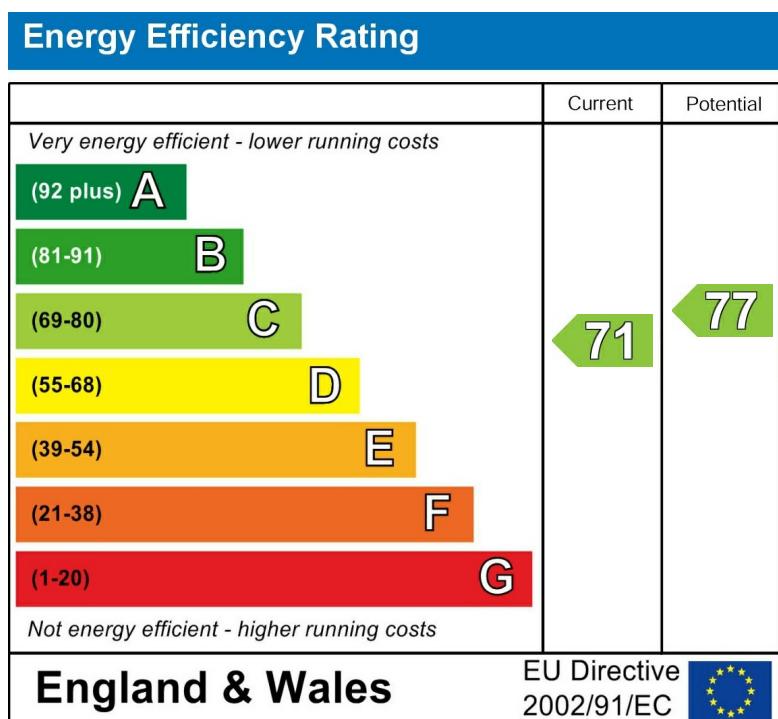


To the front of the property is an enclosed garden which is laid to lawn with mature trees and shrubs. To the rear of the property is an enclosed decked garden area with access to single garage with power and lighting and driveway for off road parking.

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.