



**79 Dean Park, Ferryhill, DL17 8HS**

**£194,950**

Viewing is well recommended for this comfortable four bedroom detached house which occupies a sought after location on this popular development. The property benefits from gas central heating, is double glazed and boasts a lounge / dining room with multifuel stove, conservatory, fitted kitchen with integrated appliances, utility and downstairs WC. On the first floor is a master bedroom with en suite and three further good sized rooms and a family bathroom. Outside are gardens to the front and rear with driveway leading to an integral garage.

## Ground Floor

### Entrance

Has composite entrance door.

### Lounge / Dining Room 12'10 x 22'3 (3.91m x 6.78m)



Has coved ceiling, central heating radiator, log burning stove with marble hearth and UPVC patio doors leading to the conservatory.

### Conservatory 9'2 8'8 (2.79m x 2.64m)



Has laminate flooring and UPVC French doors leading out on to rear garden.

### Kitchen 8'5 x 7'3 (2.57m x 2.21m)



Has a range of fitted wall and base units, laminate work surfaces, inset stainless steel sink unit with mixer tap, built in electric oven, gas hob and extractor, tiled splash backs, tiled floor, central heating radiator and storage cupboard.

### Utility 5'7 x 5'0 (1.70m x 1.52m)



Has laminate work surfaces, plumbing for automatic washing machine, wall mounted combination gas boiler, tiled floor, tiled splash backs and composite entrance door leading outside.

### Downstairs Cloakroom

Has white suite comprising WC, hand wash basin, tiled floor and central heating radiator.

### First Floor

### Bedroom 1 11'0 x 11'4 (3.35m x 3.45m)



Has central heating radiator.

### En-Suite



Has white suite comprising: WC, hand wash basin, single shower cubicle with mains shower, tiled floor and central heating radiator.

### Bedroom 2 10'0 x 7'9 (3.05m x 2.36m)

### Disclaimer



Has central heating radiator.

### Bedroom 3 7'7 x 8'1 (2.31m x 2.46m)



Has central heating radiator.

### Bedroom 4 7'7 x 8'1 (2.31m x 2.46m)

Has central heating radiator and laminate flooring.

### Bathroom WC



Has white suite comprising: panel bath, hand wash basin, WC, storage cupboard, part tiled walls, tiled floor and central heating radiator.

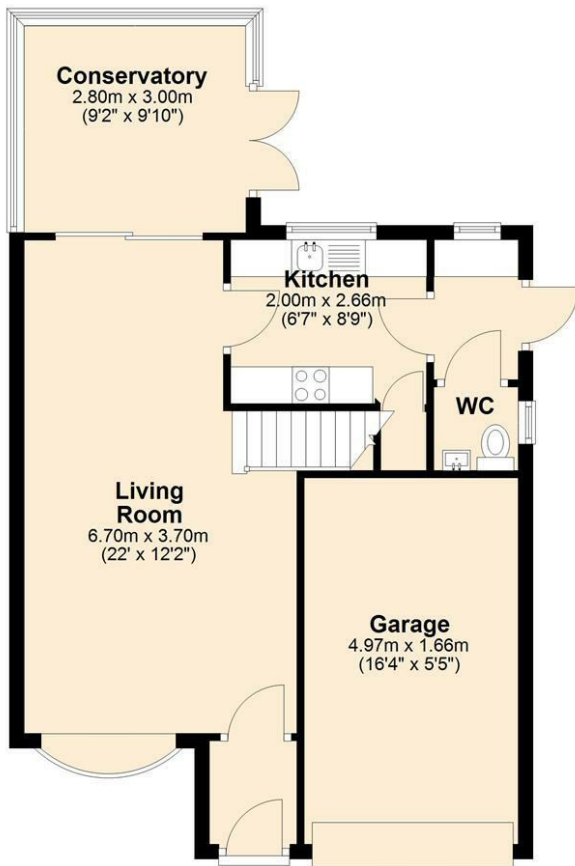
### Exterior

The front of the property has a driveway leading to single garage and to the rear is an enclosed garden.

## Floor Plan

### Ground Floor

Approx. 63.0 sq. metres (678.0 sq. feet)



### First Floor

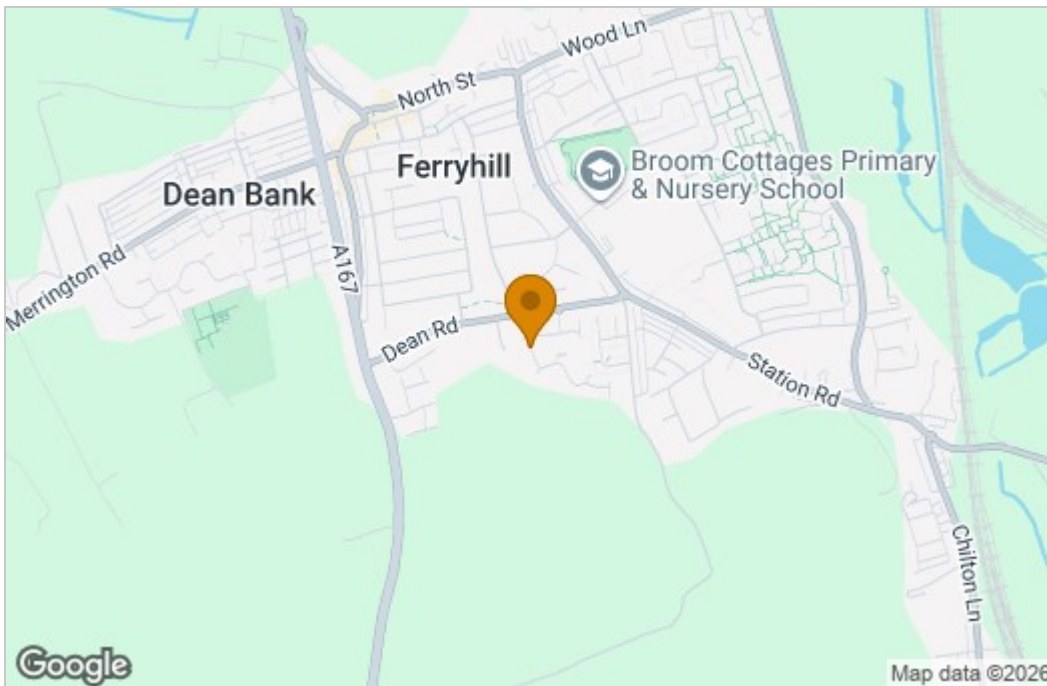
Approx. 46.6 sq. metres (501.8 sq. feet)



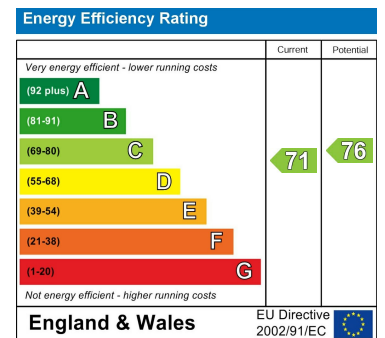
Total area: approx. 109.6 sq. metres (1179.8 sq. feet)

**79 Dean Park, Ferryhill**

## Area Map



## Energy Efficiency Graph



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