



2 Crompton Court, Ferryhill, DL17 8TJ

£224,950

Viewing is essential for this stunning three bedroom detached house on this most sought after development. The property benefits from; roof fitted solar panels, combination of air source heat pump and gas central heating for cost effective heating, double glazing, a comfortable family sized lounge/dining room, conservatory, an attractive fitted kitchen with built in appliances, utility and downstairs WC. To the first floor is a master bedroom with en-suite, two further bedrooms and family bathroom/WC. Outside are gardens to the front with driveway and integral garage, to the rear is a lovely private garden with patio, water feature and mature borders..

Ground Floor

Entrance Hall



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

Cloakroom



Has white suite comprising; WC, hand wash basin and tiled splash backs.

Lounge 19'11" x 11'9" (6.07 x 3.58)



Has bay window, laminate flooring, contemporary fire surround inset with electric fire, coved ceiling and central heating radiator.

Dining Room 11'4" x 9'0" (3.45 x 2.74)



Has laminate flooring, coved ceiling, central heating radiator and UPVC french doors leading onto the conservatory.

Conservatory 10'4" x 9'11" (3.15 x 3.02)



Has tiled floor and UPVC french doors leading onto the rear garden.

Kitchen 11'4" x 9'3" (3.45 x 2.82)



Has a attractive range of fitted wall and base units, laminate work surfaces, inset sink unit, built in electric oven, gas hob and stainless steel extractor canopy, breakfast bar, part tiled walls and central heating radiator.

Utility 7'10" x 7'8" (2.39 x 2.34)



Has matching range of wall units, laminate work surfaces, plumbing for automatic washing machine and dishwasher, central heating radiator, UPVC entrance door leading onto the rear garden and access to the garage.

First Floor

Landing

Has storage cupboard and loft access.

Bedroom 1 12'0" x 11'5" (3.66 x 3.48)



Has laminate flooring, coved ceiling, central heating radiator and en suite.

En-Suite



Has corner shower cubicle with mains shower, hand wash basin, WC, heated towel radiator, part tiled walls, tiled floor and coved ceiling.

Bedroom 2 10'8" x 8'10" (3.25 x 2.69)



Has laminate flooring, coved ceiling and central heating radiator.

Bedroom 3 9'1" x 7'5" (2.77 x 2.26)



Has coved ceiling, laminate flooring and central heating radiator.

Bathroom WC



Has white suite comprising; panelled bath, hand wash basin, WC, heated towel radiator, part tiled walls, tiled floor and coved ceiling.

Exterior

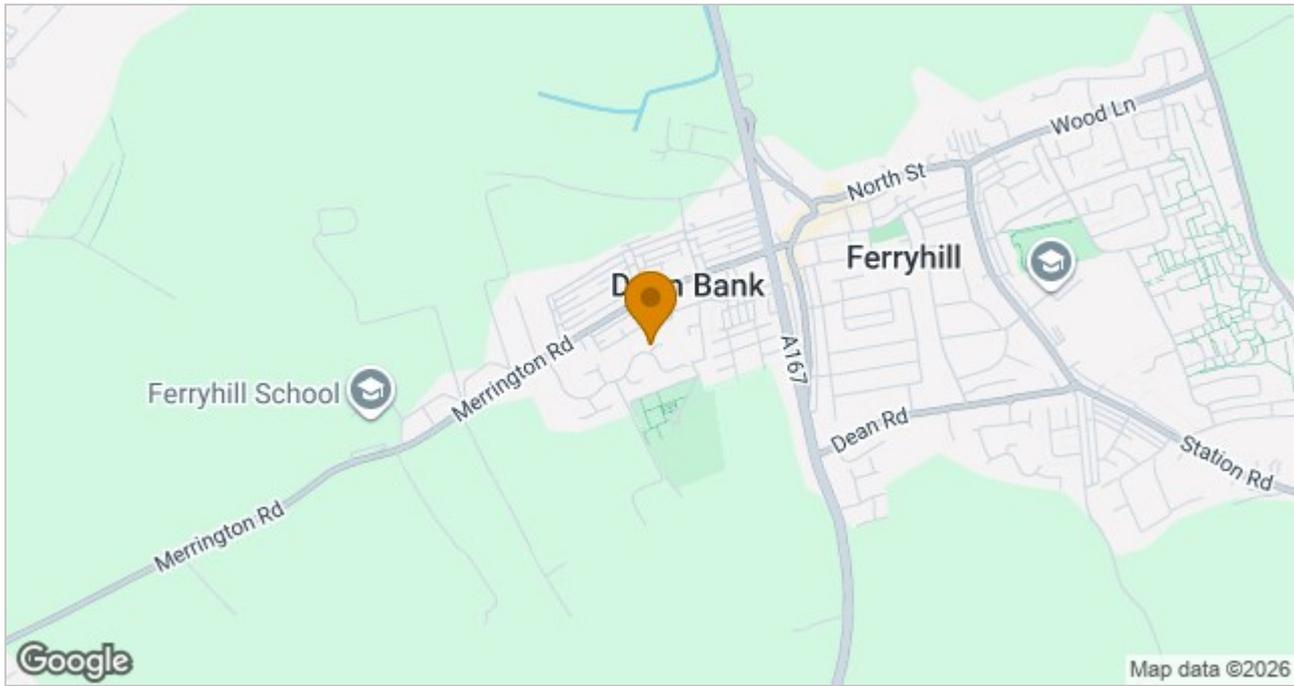


To the front there is a lawned area and driveway for off road parking leading onto the garage, which has power and lighting. To the rear is a lovely private rear garden with patio area lawn, water feature and mature well stocked borders. Solar panels are fitted to the main roof.

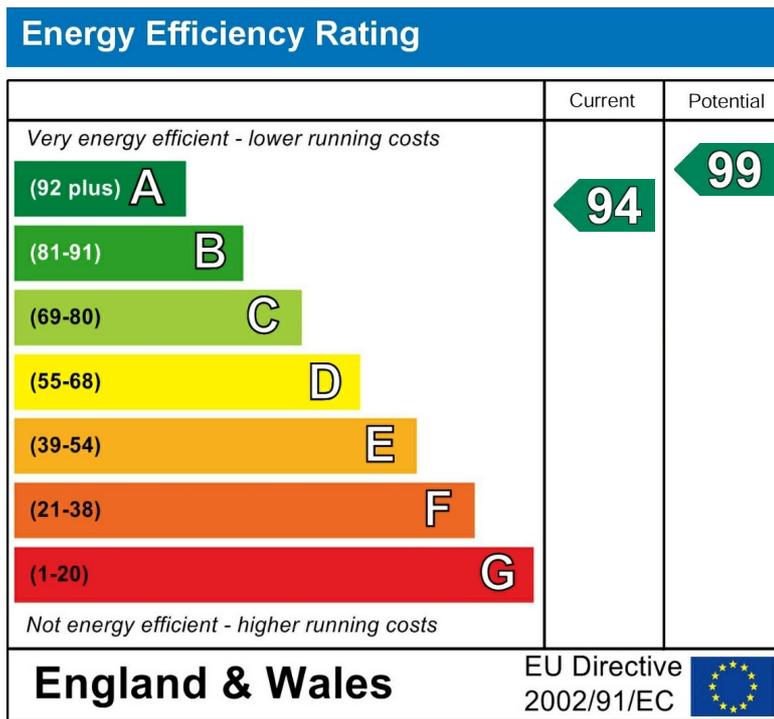
Disclaimer

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 PURPOSES ONLY. IF MORE ACCURATE MEASUREMENTS ARE NEEDED, THEN THE PURCHASERS SHOULD TAKE SUCH MEASUREMENTS THEMSELVES. THESE DETAILS INCLUDING PHOTOGRAPHY WERE PREPARED BY PETER CLARK PROPERTY SERVICES IN ACCORDANCE WITH THE SELLERS INSTRUCTIONS. THE ACCURACY OF THESE PARTICULARS CANNOT BE GUARANTEED AND ANY PURCHASERS SHOULD SATISFY THEMSELVES BY INSPECTING OR OTHERWISE TO THE CORRECTNESS OF STATEMENTS CONTAINED IN THESE PARTICULARS. THESE PARTICULARS DO NOT CONSTITUTE ANY PART OF AN OFFER OR CONTRACT.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.