



**Cleves Court, Ferryhill, DL17 8RA**  
**4 Bed - House**  
**£170,000**

**ROBINSONS**  
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DETACHED HOUSE. CONSIDERABLY EXTENDED. FOUR BEDROOMS. TWO BATHROOMS. LOVELY FAMILY HOME. VIEWING RECOMMENDED. A superb four bedroomed detached house in a pleasant cul de sac position located on a popular residential development on the outskirts of Ferryhill approximately one mile from the town centre where there a good range of local shops and leisure facilities. Within walking distance of local shops, schools, regular bus services and an excellent network of roads providing access to the surrounding residential and commercial areas. Presented in immaculate decorative order throughout the property offers family sized accommodation with the benefit of gas central heating, upvc double glazing, luxury refitted kitchen and luxury refitted bathroom. The property has been considerably extended with a two storey extension to the side and single storey extension to the rear. The accommodation briefly comprises: Entrance Porch, Entrance Hall, spacious Lounge, fitted Kitchen/ Dining Room with French doors leading into an open plan Garden Room with French doors leading to the rear garden, Landing, four Bedrooms - one with En Suite Shower Room/ wc and family Bathroom/wc with shower cubicle. Externally there is a open plan front garden, double width drive, integral garage and enclosed rear garden with paved patio area. Viewing is highly recommended.

#### Entrance Porch:

Double glazed entrance door to the front elevation. Double glazed window to the side elevation. Tiled flooring. Oak half glazed door to entrance hall.

Staircase giving access to the first floor. Central heating radiator and oak door leading to the lounge.

#### Lounge

13'2 x 12'6 narrowing to 11'0

Double glazed window to the front elevation. Tv aerial point, central heating radiator, ceiling coving and oak double doors leading to the kitchen/ dining room.

#### Kitchen/ Dining Room

23'6 x 11'0 narrowing to 8'8

Double glazed window to the rear elevation. Refitted with a luxury range of quality floor, wall and drawer units with solid wood fitted work surfaces and breakfast bar incorporating a single drainer resin sink unit with mixer tap. Electric range cooker and integrated dishwasher. Central heating radiator, solid wood flooring and oak door leading to the garage. Double glazed French doors giving access to the rear garden and open plan into the garden room.

#### Garden Room:

11'0 x 8'0

Double glazed French doors giving access to the rear garden. Two double glazed windows to the side elevation, central heating radiator and solid wood flooring.

## FIRST FLOOR

#### Landing

Access to the loft, built in cupboard with gas boiler and panelled doors leading to four bedrooms and family bathroom/ wc.

#### Bedroom 1

12'10 x 9'0 including wardrobes

Double glazed window to the front elevation. Built in wardrobe and central heating radiator.

#### Bedroom 2

9'2 x 9'0 plus wardrobes

Double glazed window to the rear elevation. Fitted wardrobe with sliding doors and central heating radiator.

#### Bedroom 3

9'6 x 6'6 including stairhead

Double glazed window to the front elevation. Built in storage cupboard and central heating radiator.

#### Bathroom/wc

9'0 x 6'0

Double glazed window to the rear elevation. Refitted with a luxury white suite comprising of a bath with freestanding mixer tap/ shower attachment, shower cubicle with chrome wall mounted shower, pedestal washbasin with mixer tap and low level wc. Part tiled walls, tiled flooring and ladder type heated central heating radiator.

#### Bedroom 4

16'10 x 7'0

Double glazed window to the front elevation. Access to the loft, central heating radiator and panelled door leading to the en suite.

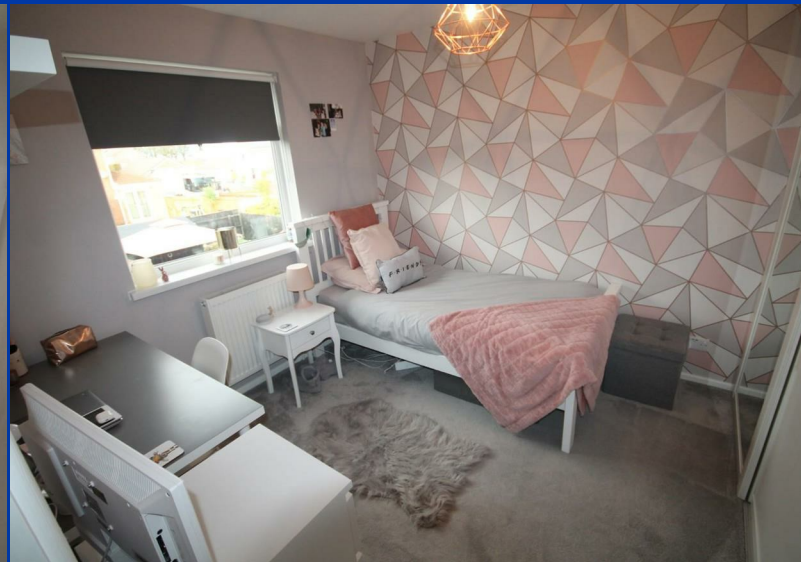
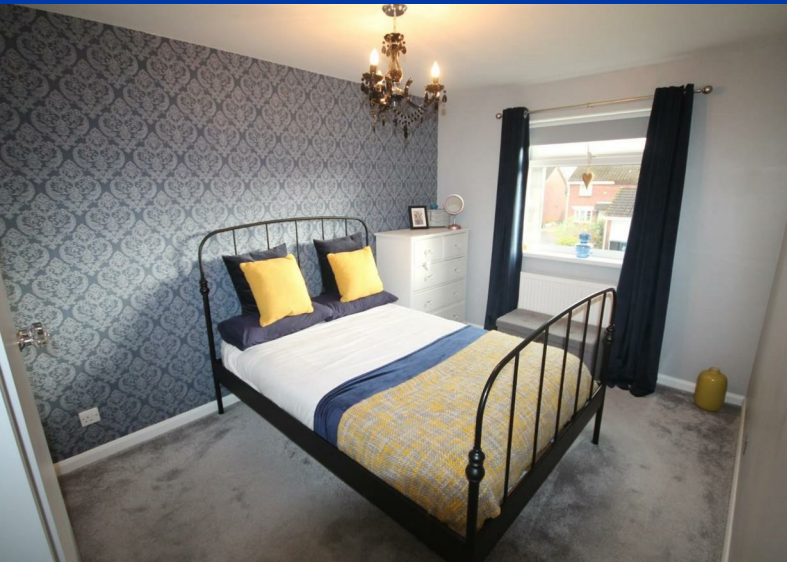
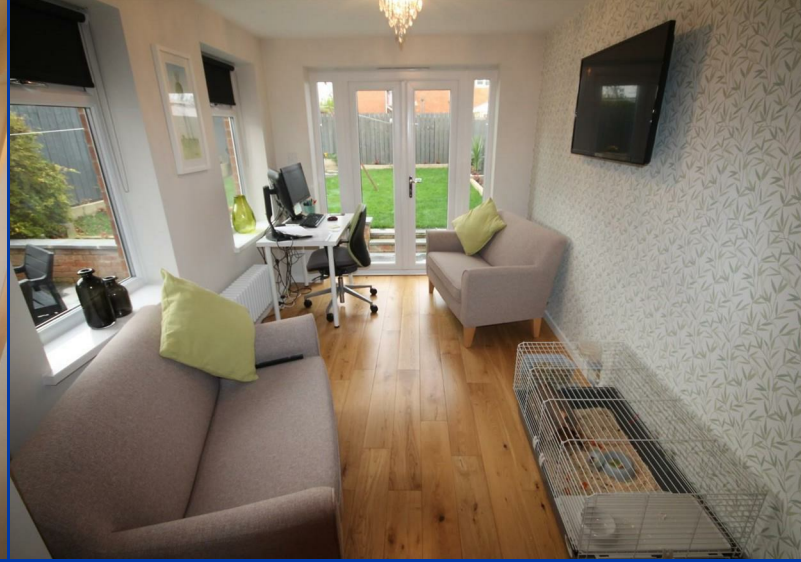
#### En Suite Shower Room/ wc

Double glazed window to the rear elevation. Modern white suite comprising shower cubicle with wall mounted chrome shower, pedestal washbasin with mixer tap and low level wc. Part tiled walls, tiled flooring and chrome ladder type central heating radiator.

#### Externally

Open plan lawned front garden with double width tarmac driveway providing off street parking facilities leading to an integral garage 18'10 x 7'0 with up and over door, electric light and power points. A timber gate and footpath to the side of the house leads to the rear garden enclosed by timber fencing laid to lawn with flower beds, two paved patio areas, outside light and water tap.







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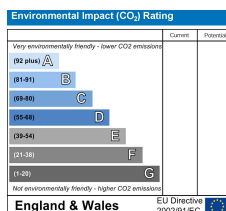
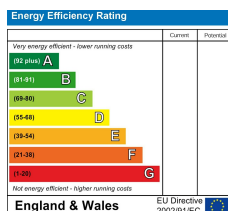
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