

Cleves Court, DL17 8RA
2 Bed - Bungalow
£165,000

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A superb two 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 and ultra modern order throughout the property offers family sized accommodation with the benefit of gas central heating, uPVC double glazing, modern kitchen and bathroom. The property has been also been extended to allow for a lovely kitchen diner.

The accommodation briefly comprises: Entrance Porch, spacious and tastefully decorated Lounge, fitted kitchen which flows into the Dining Room extension with French doors leading to the rear garden, inner hall, two double bedrooms and stylish family bathroom. Externally there is a open plan front garden, and long driveway which leads to the rear enclosed rear garden with paved patio area and larger than average garage. Viewing is highly recommended.

EXTERNAL

To the front elevation is a pleasant nice sized garden and driveway which leads to the rear garage, lovely garden and patio area.

HALLWAY

Radiator, access to lounge and kitchen

LOUNGE

16'2 x 12'0 (4.93m x 3.66m)

Radiator, uPVC window, stylish electric fire and surround, tastefully decorated

KITCHEN

10'9 x 7'2 (3.28m x 2.18m)

Modern white wall & base units, integrated oven, hob, extractor fan, stainless steel sink with mixer tap and drier, stylish flooring, tiled splash backs, space for fixture and fittings, breakfast bar, plinth heater ran by the central heating.

DINING ROOM

15'0 x 7'5 (4.57m x 2.26m)

Stylish flooring, uPVC window x3, french doors leading to the lovely rear garden

INNER HALL

Storage cupboard and loft access via pull down ladder

BEDROOM ONE

13'0 x 9'0 (3.96m x 2.74m)

Tastefully decorated, uPVC window overlooking rear garden, radiator, double fitted wardrobe

BEDROOM TWO

10'4 x 8'8 (3.15m x 2.64m)

uPVC window, radiator

BATHROOM

6'1 x 5 (1.85m x 1.52m)

White panel bath with overhead shower, main fed shower, wash hand basin, W/C, tiled flooring and wall, extractor fan

GARAGE



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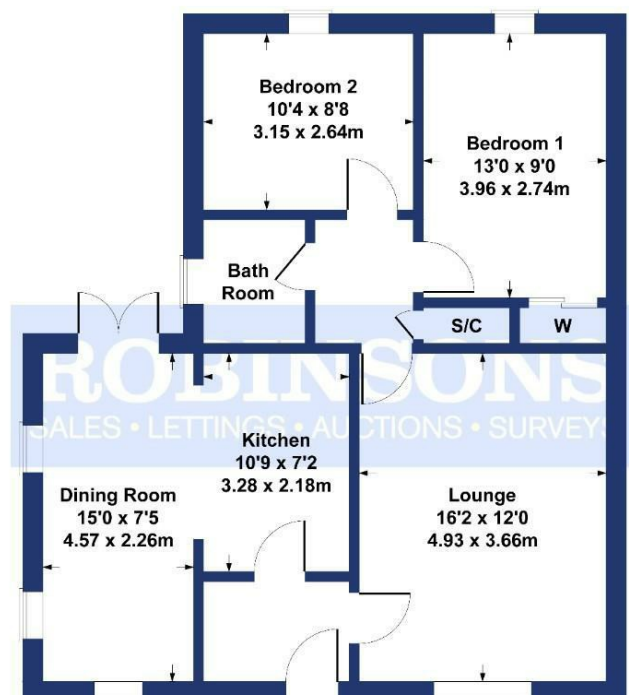
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Cleves Court

Approximate Gross Internal Area
761 sq ft - 71 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2021

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (91-100)		
B (81-90)		
C (69-80)		
D (55-68)		
E (46-54)		
F (39-45)		
G (31-38)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
A (91-100)		
B (81-90)		
C (69-80)		
D (55-68)		
E (46-54)		
F (39-45)		
G (31-38)		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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