



Mason Gardens, Chilton

Ferryhill



In Excess of £160,000



34 Mason Gardens

Chilton, Ferryhill

This impressive three-bedroom semi-detached property offers modern living at its finest. The ground floor boasts a spacious open-plan layout, encompassing a stylish lounge, well-equipped kitchen diner, and convenient W.C. The focal point of the space is the stunning bi-folding patio doors that flood the room with natural light, creating a seamless flow between indoor and outdoor living areas. Moving to the first floor, you will find three generously sized bedrooms, providing comfortable accommodations for the entire family, along with a modern family bathroom finished to the highest standard.

Outside, the property continues to impress with a double block-paved driveway providing ample parking space for multiple vehicles. The private rear garden featuring a lawn and a patio area, perfect for al fresco dining and entertaining guests. The garden is thoughtfully enclosed by a timber fence. Additionally, the property benefits from its convenient location, with easy access to local amenities and transport links, making it the ideal home for those seeking both comfort and convenience.

Council Tax band: B

Tenure: Freehold

- Open Plan Living - Lounge, Kitchen Diner with Bi-Folding Patio Doors
- Ground Floor W.C.
- First Floor 3 Good Sized Bedrooms & Modern Family Bathroom
- Externally Double Block Paved Driveway and Private Rear Garden with lawn and patio area and Enclosed By Timber Fence.
- Energy efficiency rating: B



Living Room

10'6" x 15'4" (3.22 x 4.68 m)

Kitchen / Diner

10'3" x 15'3" (3.15 x 4.65 m)

WC

3'10" x 6'2" (1.17 x 1.90 m)

First Floor

Bedroom One

8'1" x 15'5" (2.48 x 4.70 m)

Bedroom Two

10'6" x 7'8" (3.22 x 2.36 m)

Bedroom Three

10'5" x 7'3" (3.18 x 2.21 m)

Bathroom

6'3" x 7'9" (1.92 x 2.36 m)





GARDEN

DRIVEWAY

2 Parking Spaces

Block Paved Driveway.









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Approximate total area⁽¹⁾

740.92 ft²

68.83 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360





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