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North Street Ferryhill, DL17 8HX

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Price £340,000

A rare opportunity to purchase this beautifully presented period style, double fronted family home. The property has been maintained with great care to preserve the fantastic original features throughout, including statement fireplaces and hardwood flooring. Set within easy reach of a range of local amenities such as; supermarkets, retail stores, cafés and schools. Nearby towns Bishop Auckland and Durham offer a more extensive array of amenities such as healthcare services, the University, colleges, popular high street stores and train stations. Nearby locates the A1 (M) both North and South, there is also an extensive public transport system in the area, ideal for commuters.

This spacious period property, is set within a third of an acre plot, with large gardens, driveway, detached double garage and uninterrupted views of the Wear Valley to the rear. In brief, the property comprises; a large entrance hallway boasting original hardwood floors leading through into the living room, dining room, farmhouse style kitchen with solid granite worktops and Belfast sink, two conservatories and cloakroom. The first floor contains the master king size bedroom, three further bedrooms (2 of which host a king sized bed), family bathroom and shower room. Externally the property has a large driveway with space for multiple vehicles, along with double garage with pit. The fabulous extensive gardens create a welcoming outside space with the patio seating areas and power supplied summerhouse. Large perimeter borders filled with well established trees and shrubbery, along with the ponds contribute to the outstanding views the property has to offer.

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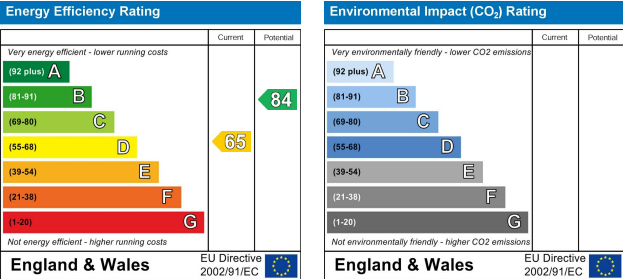
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Living Room

27'4" x 13'1"

Spacious dual aspect living room, with ample space for furniture, neutral decor, multi fuel stove set within a solid marble fireplace, bay window to the front elevation and French doors to the rear.

Dining Room

14'3" x 12'9"

The dining room is another great size, with space for a table and chairs, further furniture and bay window to the front elevation.

Kitchen

13'1" x 10'4"

The kitchen is fitted with solid granite work surfaces which compliment a range of solid wood wall, base and drawer units and spice cabinet. Large Belfast sink and Aga contribute to the farmhouse feel of the kitchen. Space is available for further free standing appliances and furniture.

Conservatory

9'2" x 8'10"

Conservatory accessed to the rear of the lounge, providing an additional seating area with door leading out into the garden.

Conservatory

12'9" x 7'10"

A further conservatory to the rear of the kitchen providing a further seating or dining area. This is also fitted with plumbing to accommodate a washing machine or dishwasher to maximise space. Two doors leading out into the garden.

Cloakroom

Fitted with a WC and wash hand basin.

Master Bedroom

14'5" x 13'9"

The master bedroom provides space for a king sized bed, further furniture and window to the front elevation.

Bedroom Two

11'5" x 10'5"

The second bedroom is a further double bedroom with window to the rear elevation.

Bedroom Three

14'5" x 9'6"

The third bedroom is a king sized bedroom with window to the front elevation.

Bedroom Four

14'5" x 8'10"

King sized bedroom with window to the front elevation.

Bathroom

11'8" x 6'2"

The bathroom is fitted with a large, roll edge, free standing bath, wash hand basin and underfloor heating.

Shower Room

7'6" x 6'6"

The shower room contains a corner shower cubicle, WC and wash hand basin.

External

Externally the property has a large driveway with space for multiple vehicles, along with double garage with pit and bar area to the rear. The extensive gardens are mainly laid to lawn, with well established perimeter boarders, patio areas, two ponds and summerhouse. The summerhouse benefits from electric and enjoys views of the Wear Valley to the rear.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.







