



THE VILLAS

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The Villas Ferryhill, DL17 8NT

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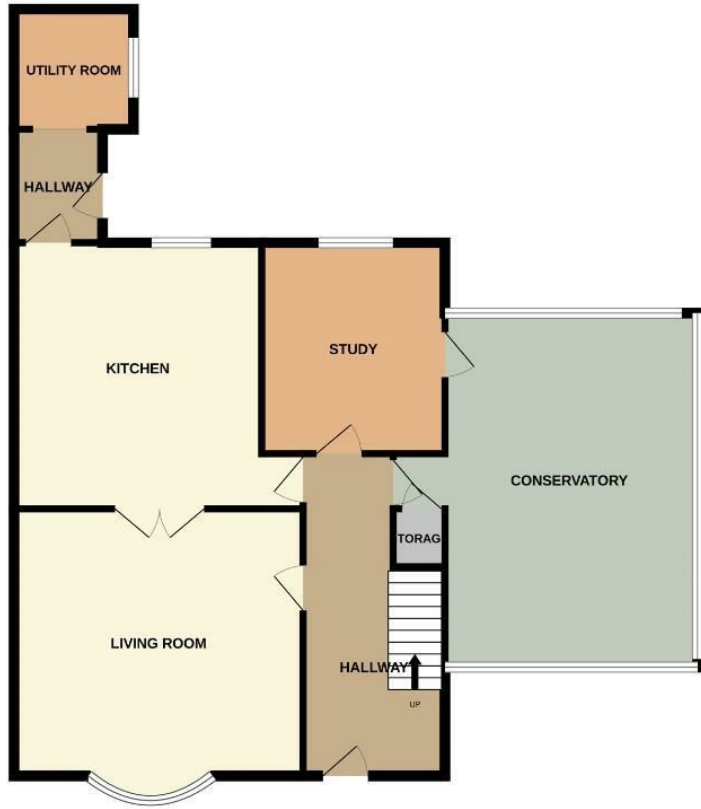
## Offers Over £250,000

Beautifully presented, six bedroomed family home located on The Villas in Ferryhill benefiting from large gardens to the front & side as well as a conservatory. 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.

In brief the property comprises; an entrance hall leading through to the living room, kitchen/diner, study, conservatory and utility room to the ground floor. The first floor contains the master bedroom, two further bedrooms and family bathroom. Stairs ascend to the second floor which contains a further three bedrooms and bathroom. Externally the property has large lawned garden to the front and side of the property whilst to the rear there is a large gated courtyard providing off street parking.

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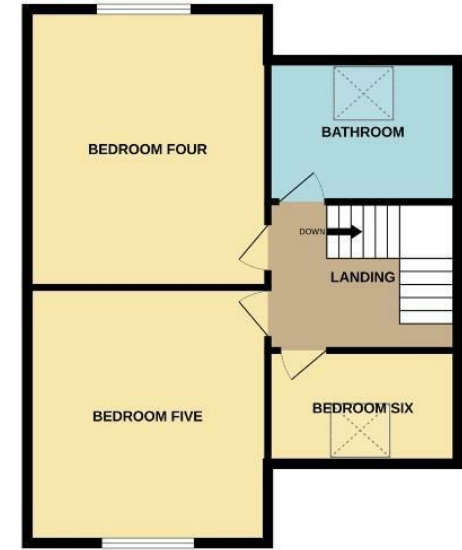
GROUND FLOOR



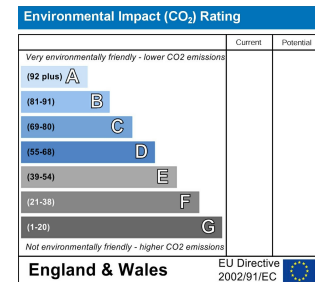
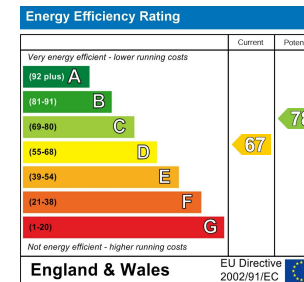
1ST FLOOR



2ND 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

15'11" x 14'9"

Bright and spacious living room located to the front of the property, with ample space for furniture, open fire with feature surround and bow window to the front elevation.

### Kitchen/Diner

16'0" x 15'1"

The kitchen is fitted with a range of solid wood wall, base and drawer units, complementing work surfaces, tiled splash backs and Belfast sink. Space is available for a range cooker along with further free standing appliances along with a table and chairs. There is a feature exposed brick fire surround with inset hand crafted Sumo wood burning stove. Window to the rear elevation.

### Study

11'8" x 10'2"

The study could be utilised as a dining room or play room, currently utilised as a home office with two windows to the rear elevation.

### Conservatory

19'5" x 13'11"

The conservatory is a great additional space, providing a further large seating area overlooking the garden. French doors to the side elevation.

### Utility Room

6'6" x 6'6"

The utility room is fitted with additional base units providing further storage, along with space for a washing machine and dryer.

### Master Bedroom

14'9" x 12'1"

The master bedroom is a generous double bedroom, with space for a king sized bed, benefiting from built in wardrobes and bow window to the front elevation.

### Bedroom Two

15'10" x 13'5"

The second bedroom is a further large double bedroom with space for further free standing appliances and window to the rear elevation.

### Bedroom Three

10'5" x 10'2"

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

### Bathroom

The family bathroom contains a panelled bath with perimeter tiling, WC and wash hand basin. Opaque window to the side elevation.

### Bedroom Four

15'5" x 12'1"

The fourth bedroom is located on the second floor with space for a double bed and window to the front elevation.

### Bedroom Five

13'11" x 13'1"

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

### Bedroom Six

10'5" x 6'2"

The sixth bedroom is a single room with skylight to the front elevation.

### Shower Room


10'5" x 6'6"

The shower room located on the second floor is fitted with a double walk in shower cubicle, WC and wash hand basin.

### External

Externally the property has large lawned garden to the front and side of the property whilst to the rear there is a large gated courtyard providing off street parking.

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.









