



Rushyford Drive, Chilton  
Ferryhill



In Excess of £210,000





## 69 Rushyford Drive

Chilton, Ferryhill

Introducing this elegant four-bedroom semi-detached home, complete with off-street parking and a garage, perfectly positioned within a sought-after modern development and offered to the market with no onward chain

The spacious lounge is a standout feature, boasting bi-fold doors that open onto the rear garden, flooding the room with natural light and creating a seamless flow between indoor and outdoor living.

The modern kitchen/diner provides the perfect setting for family meals or entertaining guests, complemented by a utility room and ground-floor WC for added convenience.

Upstairs, you'll find four well-proportioned bedrooms, including a master bedroom with a stylish en-suite. A contemporary family bathroom serves the remaining bedrooms, all finished to a high standard with sleek, modern fittings.

Situated within a desirable development, this property benefits from excellent transport links to Durham, Darlington, and the A1(M), making commuting easy. Local schools, shops, and amenities are also close by, ensuring everyday essentials are within easy reach.

Externally, the property features an easy-to-maintain front garden, a block-paved driveway, and a single garage. To the rear, a patio area and lawned garden offer a private space ideal for relaxation and outdoor entertaining.



With its perfect blend of modern design, practicality, and comfort, this stunning home is ready to move straight into.  
Council Tax band: C

Tenure: Freehold

#### Hallway

7'3" × 13'8" (2.21 × 4.17 m)

#### WC

4'11" × 5'3" (1.52 × 1.61 m)

#### Lounge

18'5" × 12'10" (5.64 × 3.92 m)

#### Kitchen/Diner

10'11" × 14'5" (3.35 × 4.41 m)

#### Utility Room

5'7" × 6'0" (1.71 × 1.83 m)

#### Landing

10'10" × 11'10" (3.31 × 3.61 m)

#### Bedroom 1

10'11" × 12'8" (3.33 × 3.86 m)

#### En-Suite

7'4" × 4'6" (2.24 × 1.39 m)

#### Bedroom 2

10'11" × 9'5" (3.34 × 2.87 m)

#### Bedroom 3

7'5" × 9'6" (2.26 × 2.90 m)

#### Bedroom 4

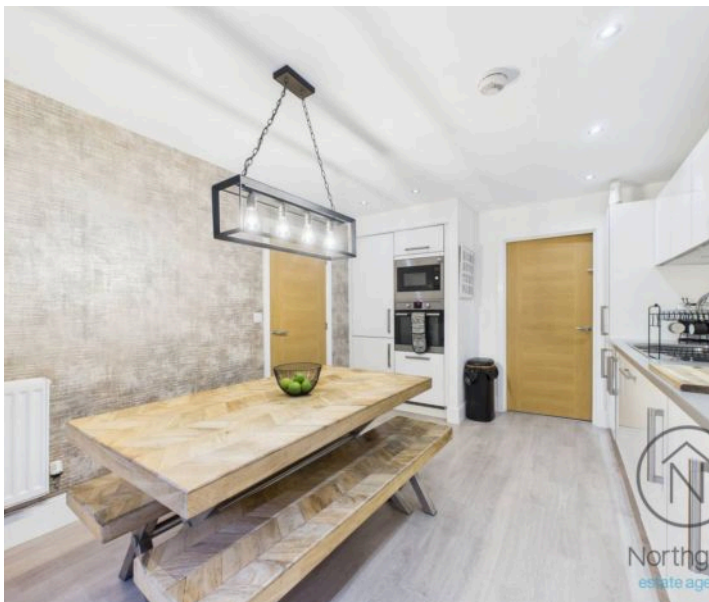
7'2" × 9'5" (2.21 × 2.89 m)

#### Family Bathroom

7'1" × 5'6" (2.17 × 1.69 m)

#### Garage

19'10" × 9'8" (6.05 × 2.96 m)







**FRONT GARDEN**

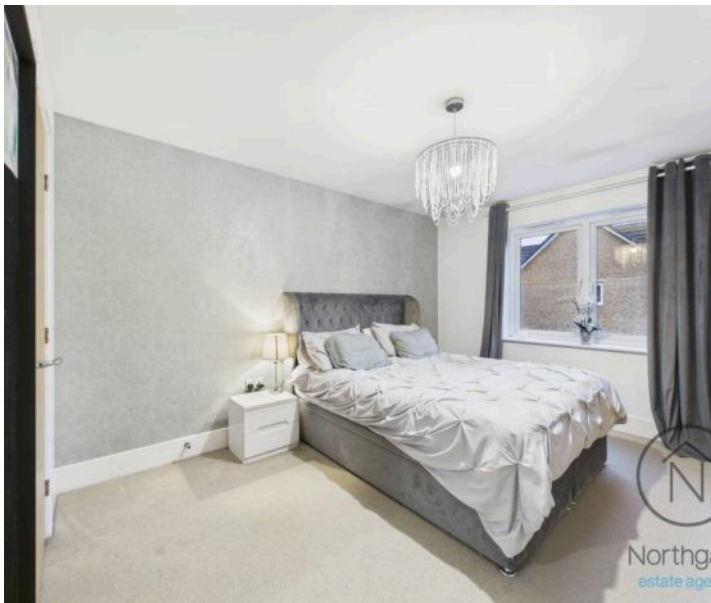
**REAR GARDEN**

**GARAGE**

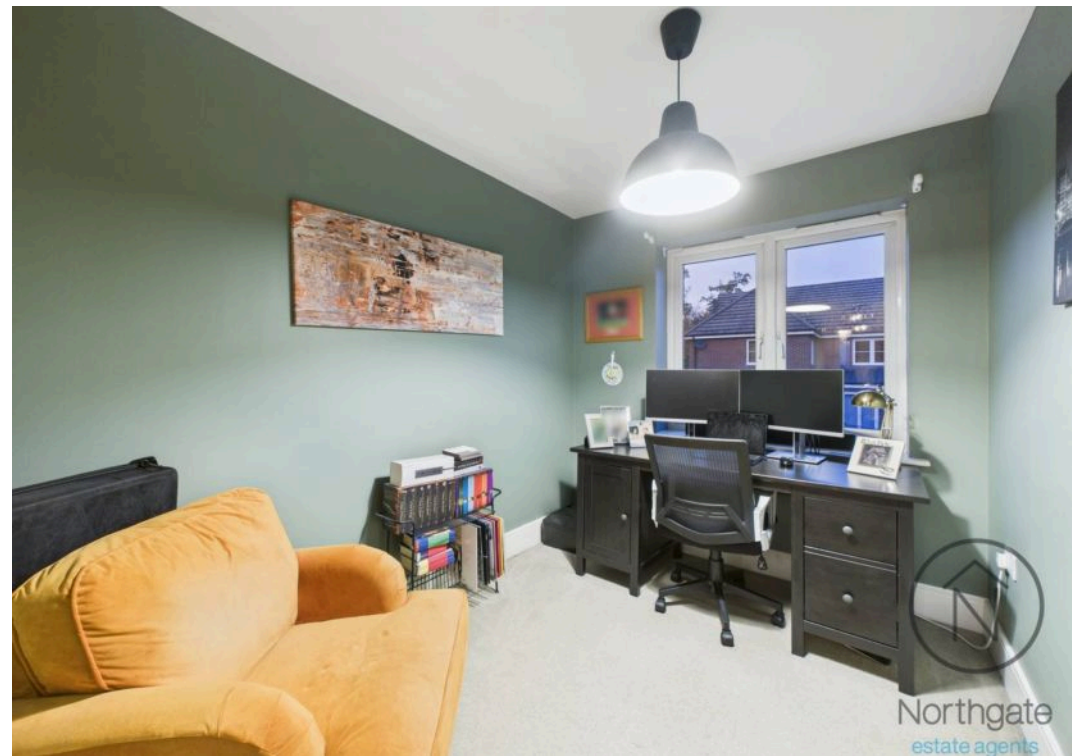
Single Garage

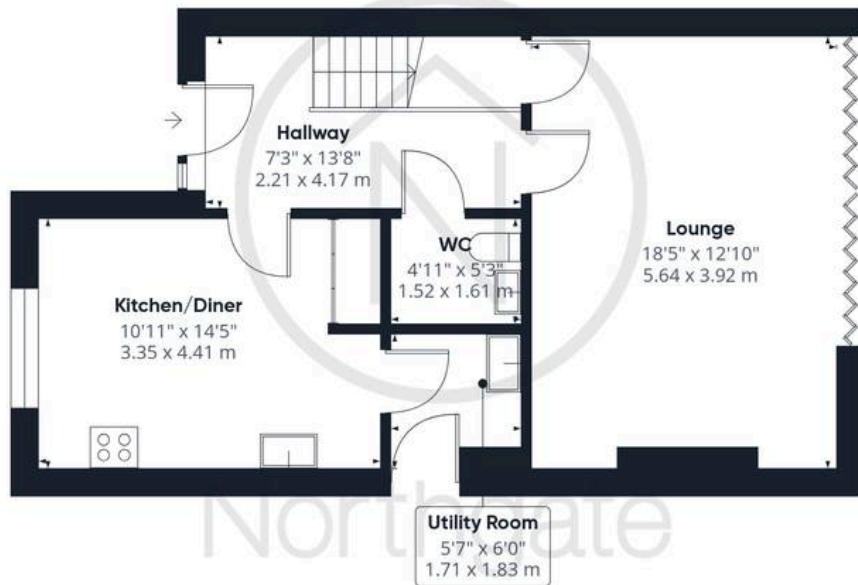
**DRIVEWAY**

1 Parking Space

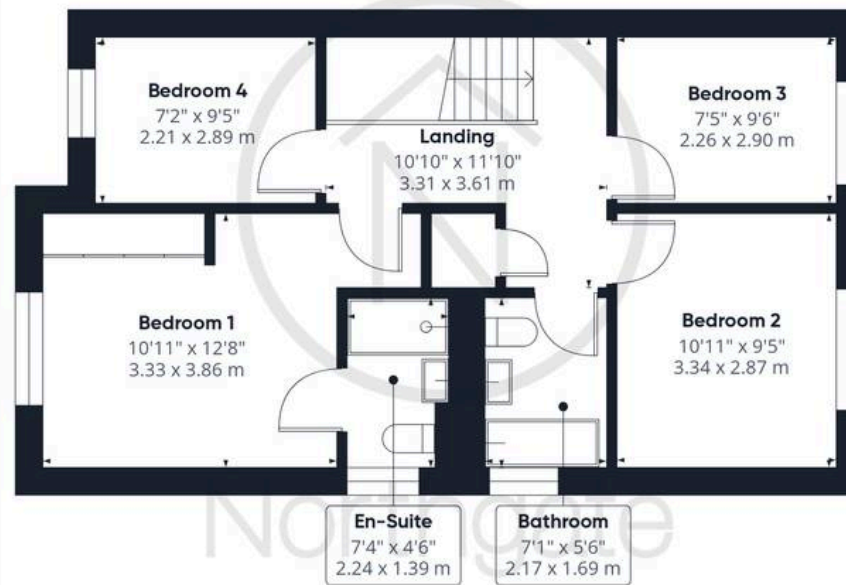








Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area<sup>(1)</sup>

1309 ft<sup>2</sup>

121.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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