



# RYAN JAMES

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## 30 Rushyford Drive, Ferryhill Chilton DL17 0EB

£265,000

An opportunity to purchase this extended, beautiful, four bedroom family home located in the popular ex-mining village of Chilton on the desirable Rushyford Drive development by Bett Homes (now known as Avant), with great road links for commuters. Over two floors the immaculate, spacious accommodation comprises of an entrance hall, a cloakroom/w.c, a lounge, a spacious modern kitchen/diner with integrated appliances, a truly stunning open plan extended family room (built in 2017) with bi-folding doors to the rear garden & double glazed Velux windows, a galleried first floor landing, a master bedroom with luxurious en-suite shower room/w.c, a further three double bedrooms and a family bathroom/w.c. To the exterior of the property, there is a lawned front garden, an enclosed rear garden with lawn & private patio seating area and a newly laid resin driveway leading to the integral garage with up & over door providing ample off street parking for a number of vehicles. With the added benefits of gas central heating, double glazing, downstairs underfloor heating throughout the ceramic tiled flooring & the remainder of its NHBC warranty, viewing is essential to appreciate the size, presentation and location of the accommodation on offer. EPC 'B'



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## The Accommodation Comprises

### Entrance Hallway

With double glazed entrance door & window to the front elevation, staircase to the first floor, underfloor heating, ceramic tiled floor, and radiator.

### Lounge

11'8 x 14'3 (3.56m x 4.34m)

With double glazed window to the front elevation telephone & television points and radiator.

### Downstairs W.C

With low level w.c., pedestal wash hand basin, underfloor heating, ceramic tiled floor, radiator, spotlights and extractor fan.

### Kitchen/Diner

16 x 17'1 (4.88m x 5.21m)

Including a modern fitted range of wall, drawer, and base units incorporating rolled edge work surfaces, one and a half bowl sink unit with mixer taps over, integrated electric eye level oven & hob, extractor hood & light, dishwasher, fridge freezer, spotlights, underfloor heating, ceramic tiled floor, television point, radiators and bi-folding doors to the rear elevation.

### Family Room

17'11 x 11'11 (5.46m x 3.63m)

With Velux windows and bi-folding doors opening to the rear garden, herringbone style engineered wood flooring, spotlights and radiator.

### First Floor Landing

Galleried landing with double glazed window to the front elevation, storage cupboard, radiator, and access to the fully boarded roof space via a newly installed loft ladder.

### Master Bedroom

16 x 14'2 (4.88m x 4.32m)

With two double glazed windows to the side & rear elevations, fitted wardrobes, television point and radiator.

### En-Suite Shower Room/W.C

Including a modern three piece suite comprising of a step in shower cubicle, floating wash hand basin, low level hidden cistern w.c., part tiled walls, vertical heated towel rail, extractor fan, tiled floor, spotlights and double glazed window to the side elevation.

### Bedroom Two

11'8 x 9'10 (3.56m x 3.00m)

With double glazed window to the front elevation, television point and radiator.





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### Bedroom Three

9'9 x 9'10 (2.97m x 3.00m)

With double glazed window to the rear elevation, television point and radiator.

### Bedroom Four

9'9 x 9'4 (2.97m x 2.84m)

With double glazed window to the front elevation, television point and radiator.

### Family Bathroom

Including a modern three piece suite comprising of a panelled bath with shower over, wash hand basin set in vanity unit, low level hidden cistern w.c., part tiled walls, vertical heated towel rail, extractor fan, tiled floor, spotlights and double glazed window to the side elevation.

### Exterior

#### Integral Garage

9'4 x 19'6 (2.84m x 5.94m)

With up and over door and light & power.

#### Parking & Driveway

A newly laid high quality resin driveway leading to the integral garage providing ample off street parking for a number of vehicles.

#### Front Garden

To the front of the property, there is a lawn with a flower bed and a path leading to the rear garden.

#### Rear Garden

To the rear of the property, there is an enclosed garden which is laid to lawn with walled & fenced boundaries, a recently laid porcelain tiled private patio seating area, outside tap & outside light.

### Viewing

Viewing is Strictly By Appointment Only.

### Mortgage Advice

Ryan James Estate Agents are keen to stress the importance of seeking independent mortgage advice. If you are in need of mortgage advice our team will be pleased to make you an appointment with an independent mortgage advisor.

\*\*\* Remember your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it \*\*\*







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## Free Valuation

If you are looking to sell a property Ryan James Estate Agents offers a FREE NO OBLIGATION market appraisal service designed to give you the best advice on marketing your property. Contact our Bishop Auckland team on 01388 737477 to book an appointment.

## Freehold

Ryan James Estate Agents believes the property is freehold but we always recommend verifying this with your solicitor should you decide to purchase the property.

1. Fixtures and fittings other than those included in the above details are to be agreed with the seller through separate negotiation.
2. Ryan James Estate Agents has not tested any services, appliances or heating and no warranty is given or implied as to their condition.
3. All measurements are approximate and intended as a guide only. All our measurements are carried out using a regularly calibrated laser tape but may be subject to a margin of error
4. The Floorplans that are provided are purely to give an idea of layout and as such should not be relied on for anything other than this. It is highly likely the plans do not show cupboards, indents, fireplaces or recesses and are not drawn to scale or with doors, staircases and windows in the correct scale or position. Buyers must satisfy themselves of any size or shape before committing to any expense.
5. All EPC's are generated by a third party and Ryan James Estate Agents Ltd accepts no liability for their accuracy.

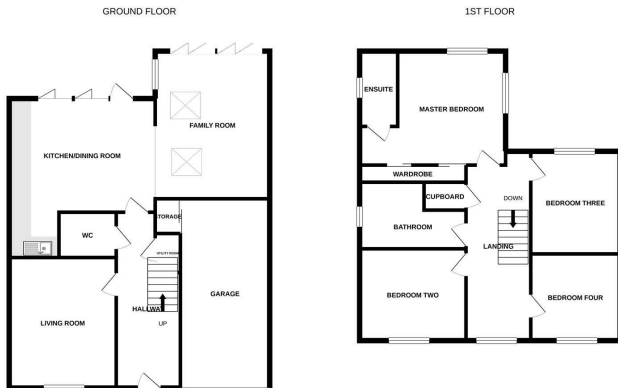




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