



Ramsay Drive, Ferryhill, DL17 8PX
5 Bed - House - Detached
£295,000

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Robinsons are delighted to offer to the market, this RARE opportunity to acquire, this WELL PRESENTED FIVE BEDROOMED FAMILY DETACHED HOUSE which is truly one of a kind and early viewing is advised to avoid any disappointment. Situated on the outskirts of Ferryhill on the quiet & popular residential development, the property offers ideal family sized accommodation and internal inspection is recommended to appreciate its size. Ideally located for nearby transport links to Durham City, Darlington and Teesside, Ferryhill town centre and marketplace lies approximately a quarter of a mile away. The property benefits from UPVC double glazing, gas central heating, ample living space, stunning kitchen & bathrooms, ground floor W/C, five good sized bedrooms and large south facing garden. Given all of the above early viewing is advised to avoid any disappointment.

In brief the property comprises of:- entrance hallway, spacious lounge, beautiful open plan kitchen / dining room, ground floor W/C and useful utility room/ garage completes the ground floor. To the first floor, there are five bedrooms, which are all good-sized, the master also has the added bonus of an En-suite and a spacious four-piece family bathroom completes the first floor. Externally to the front elevation, is a driveway. While to the rear elevation there is a beautiful enclosed good-sized south facing garden and patio area.

*No chain

EPC Rating C
Council Tax Band D

Hallway

Storage cupboard.

W/C

W/C, wash hand basin, extractor fan.

Lounge

20'0 x 12'3 max points (6.10m x 3.73m max points)
UPVC bay window, radiator, stylish flooring.

Kitchen/Diner

18'5 x 14'6 max points (5.61m x 4.42m max points)
Modern wall and base units, integrated oven, hob, extractor fan, dishwasher, microwave, sink with mixer tap and drainer, breakfast bar, space for american fridge freezer, space for dining room table, feature radiator, spotlights, uPVC window, french doors leading to rear garden.

Garage/Utility Room

18'0 x 11'7 (5.49m x 3.53m)

Wall and base units, plumbed for washing machine, space for dryer.

Landing

Quality flooring, airing cupboard, large storage cupboard.

Bedroom One

12'2 x 11'4 (3.71m x 3.45m)

UPVC window, radiator, quality flooring.

En-suite

Shower cubicle, wash hand basin, W/C, tiled flooring, uPVC window, extractor fan.

Bedroom Two

14'7 x 9'0 (4.45m x 2.74m)

UPVC window with lovely outlook, radiator, quality flooring.

Bedroom Three

11'7 x 10'8 (3.53m x 3.25m)

UPVC window, radiator, quality flooring.

Bedroom Four

11'4 x 9'0 (3.45m x 2.74m)

UPVC window with lovely outlook, radiator, quality flooring.

Bedroom Five

11'6 x 6'7 max points (3.51m x 2.01m max points)

Wood effect flooring, radiator, uPVC window with lovely outlook.

Bathroom

11'7 x 5'3 (3.53m x 1.60m)

Stunning four piece suite which includes a beautiful free standing bath, separate shower cubicle, wash hand basin, W/C, mostly tiled, uPVC window, spotlights, extractor fan.

Externally

To the front elevation is a block paved driveway. While to the rear there is a large south facing, enclosed garden which is not directly overlooked.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultra-fast 9000Mbps

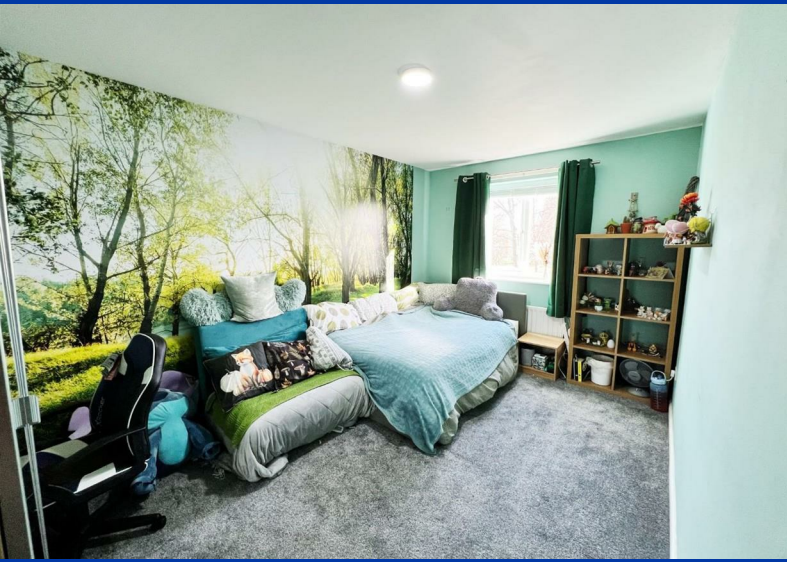
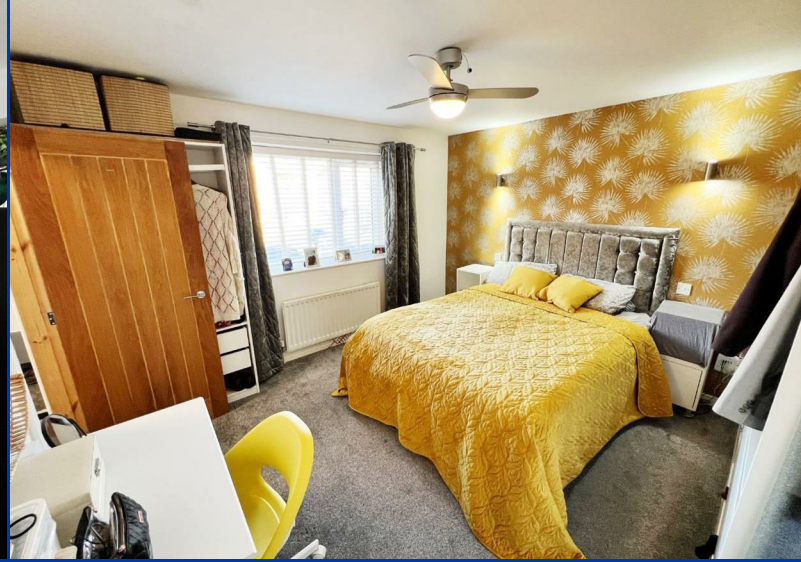
Mobile Signal/Coverage: Good

Tenure: Freehold

Council Tax: Durham County Council, Band D - Approx. £2,444.58 p.a

Energy Rating: C

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.



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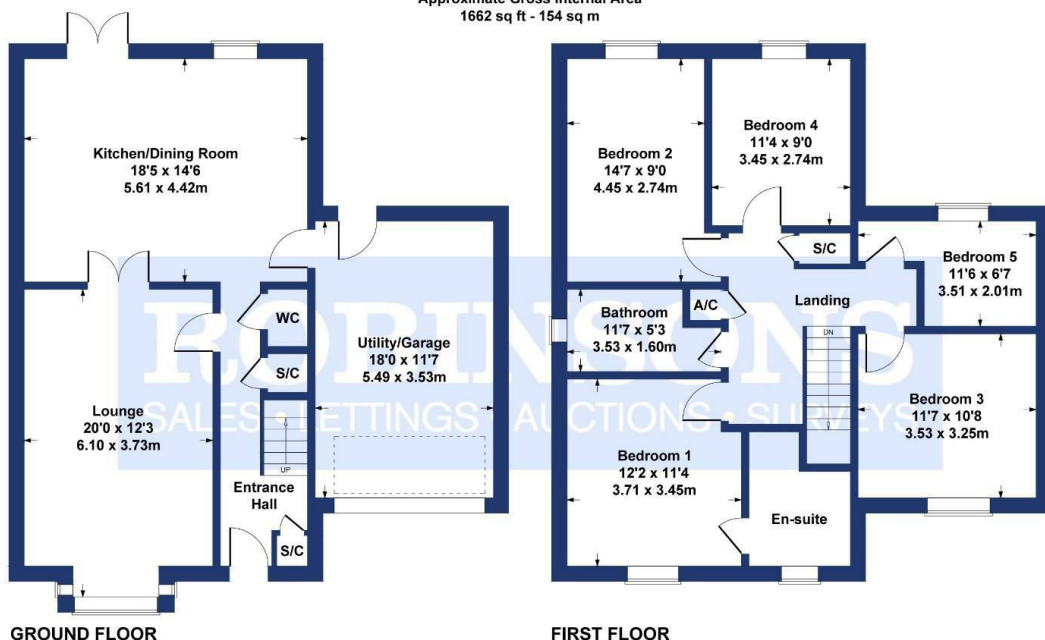
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Ramsay Drive
Approximate Gross Internal Area
1662 sq ft - 154 sq m



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
105-91	B		
85-95	C		
65-85	D		
45-65	E		
25-45	F		
1-25	G		
Not energy efficient - higher running costs			
England & Wales		69	78

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
101-91	B		
80-80	C		
65-65	D		
50-54	E		
31-38	F		
1-20	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			

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