



**Priors Path, Ferryhill, DL17 8UA**  
**4 Bed - Bungalow - Detached**  
**£335,000**

**ROBINSONS**  
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\*\*\*\*EARLY VIEWING IS ADVISED TO AVOID ANY DISAPPOINTMENT \*\*\*\*

Robinsons are delighted to offer to the market this rare opportunity to acquire this BEAUTIFUL, DECEPTIVELY SPACIOUS and EXTENDED FOUR BEDROOM DETACHED FAMILY HOME, which is situated on a spacious plot on this popular residential development on the edge of Ferryhill. The property is ideally located for access to the A1 and A19, close to local schooling, amenities and other transport links and we therefore recommend early viewings to avoid any disappointment. This spacious home should suit a variety of purchasers including the growing family and benefits from; stunning modern kitchen, well presented bathrooms, beautiful views, off road parking, garage, huge rear gardens, UPVC DOUBLE GLAZING and GAS CENTRAL HEATING.

In Brief this beautiful family home comprise of: hallway, spacious lounge, separate dining room, snug, modern large kitchen with integrated appliances, four good sized bedrooms with two having the added bonus of en-suites and stunning outlooks, the property also enjoys a beautiful family bathroom.

Externally, to the front elevation, there is an easy to maintain garden and double block paved driveway which leads to a double garage. While to the rear there is a the perfect family sized garden which enjoys the most stunning outlook. This stunning bungalow also has stylish patio area. Properties in this area rarely come available so early viewings are advised to avoid any disappointment.

EPC Rating D  
Council Tax Band

### Hallway

Radiator, loft access.

### Lounge

26'1 x 11'8 (7.95m x 3.56m)

Gas fire and surround, radiators, uPVC windows, french door leading to the rear, beautiful outlook.

### Dining Room

11'9 x 9'6 (3.58m x 2.90m )

UPVC bay window, radiator.

### Kitchen

18'6 x 8'5 max points (5.64m x 2.57m max points)

Modern wall and base units, space for range master oven, integrated fridge freezer, dishwasher, extractor fan, plumbed for washing machine, stainless steel sink with mixer tap and drainer, radiator, solid flooring, uPVC windows, access to rear.

### Snug

13'0 x 9'7 (3.96m x 2.92m)

Quality flooring, radiator, uPVC bay window, beautiful outlook.

### Bedroom One

16'3 x 10'2 (4.95m x 3.10m )

Radiator, uPVC bay window with beautiful outlook and large walk in wardrobe.

### En-suite

Shower cubicle, wash hand basin, W/C, tiled flooring, uPVC window, chrome towel radiator, spot lights, extractor fan.

### Bedroom Two

13'4 x 8'8 (4.06m x 2.64m)

UPVC window, radiator.

### Bedroom Three

UPVC window, radiator.

### Inner Hall

Storage cupboard.

### Bedroom Four

11'0 x 5'4 (3.35m x 1.63m)

UPVC window with stunning outlook, radiator.

### En-suite

Shower cubicle, wash hand basin, W/C, tiled flooring, hand towel radiator, uPVC window, storage cupboard.

### Bathroom

Large panelled bath, wash hand basin, W/C, spot lights, under floor heating, tiled flooring.

### Externally

To the front elevation there is an easy to maintain garden and double block paved driveway which leads to the garage. While to the rear there is a beautiful and large garden which enjoys stunning views. The property also benefits from a lovely patio area.

### Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband:

Mobile Signal/Coverage:

Tenure: Freehold

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

Energy Rating: D

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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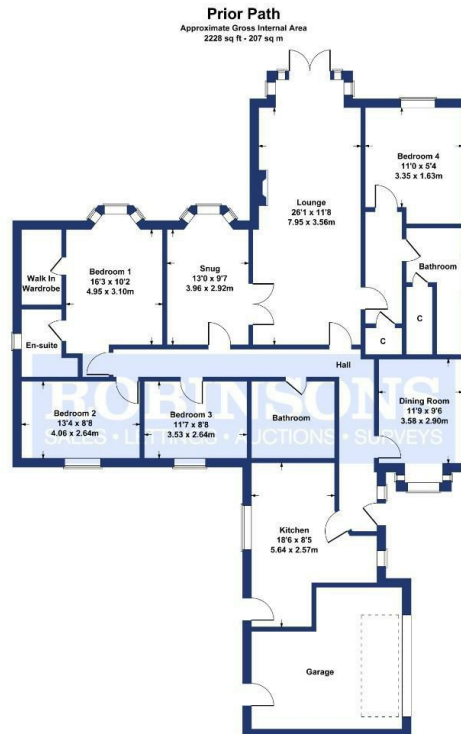
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SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.  
Produced by Potterplans Ltd. 2024

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---------------------------------------------|---|-------------------------|-----------|
| Very energy efficient - lower running costs | A |                         |           |
| B                                           |   |                         |           |
| C                                           |   |                         |           |
| D                                           |   |                         |           |
| E                                           |   |                         |           |
| F                                           |   |                         |           |
| G                                           |   |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC | 81        |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |   | Current                 | Potential |
|-----------------------------------------------------------------|---|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions | A |                         |           |
| B                                                               |   |                         |           |
| C                                                               |   |                         |           |
| D                                                               |   |                         |           |
| E                                                               |   |                         |           |
| F                                                               |   |                         |           |
| G                                                               |   |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |   |                         |           |
| England & Wales                                                 |   | EU Directive 2002/91/EC |           |

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