



# RYAN JAMES

ESTATE AGENTS

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## 64 Nable Hill Close, Ferryhill Chilton DL17 0GY

**£185,000**

A stunning, spacious, three bedroom, two bathroom, new build, detached family home. This property sits on a larger than average plot located on the edge of an exclusive new development by Avant Homes, in the popular residential village of Chilton. With the added benefits of gas central heating, double glazing and the remainder of its NHBC warranty. This immaculately presented family home comprises of an entrance hall, light & airy lounge with bi-folding doors opening onto the rear garden, a cloakroom/w.c., a stylish fitted kitchen/diner, a first floor landing, a master bedroom with stunning en-suite, two further double bedrooms and a modern family bathroom. Externally there is a lengthy driveway providing off street parking for two vehicles, a lawned front garden and a good sized, enclosed, low maintenance rear garden that is laid to lawn. Maintained to a extremely high standard throughout by the current owners and ready to move straight into, an internal inspection is a must to appreciate the presentation, size and location of the accommodation on offer. EPC rating B.



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## The Accommodation Comprises

### Entrance Lobby

With double glazed door to the front elevation, radiator and storage cupboard.

### Kitchen/Diner

16'2 x 9 (4.93m x 2.74m)

Including a fitted range of wall, drawer and base units incorporating rolled edge work surfaces, one and a half bowl sink unit with mixer taps over, tiled splashback, integrated electric oven & four ring gas hob, extractor hood & light, eye level integrated microwave, plumbing for a dishwasher, fridge freezer, tiled floor, spotlights, underlighting, radiator, double glazed bay window to the front elevation.

### Cloakroom/W.C

Including hidden cistern w.c., pedestal wash hand basin, part tiled walls, spotlights and radiator.

### Inner Hall

With a sizeable storage cupboard with space & plumbing for a washing machine.

### Lounge

16'3 x 10'10 (4.95m x 3.30m)

With double glazed bi-folding doors opening to the rear garden, TV & telephone points and radiator.

### First Floor Landing

With double glazed window to the side elevation, access to the roof space, radiator and storage cupboard housing the gas combination boiler.

### Master Bedroom

11'11 x 8'11 (3.63m x 2.72m)

With double glazed window to the rear elevation, fitted wardrobe with sliding mirrored doors, TV point and radiator.

### En-Suite

Including a modern three piece suite comprising of a double step in shower cubicle (digitally controlled), floating wash hand basin set in vanity unit, hidden cistern w.c., part tiled walls, spotlights, vertical heated towel rail, extractor fan, shaver point and storage cupboard.

### Bedroom Two

16 x 9 (4.88m x 2.74m)

With double glazed window to the front elevation and radiator.

### Bedroom Three

8'11 x 7'1 (2.72m x 2.16m)

With double glazed window to the front elevation and radiator.

### Family Bathroom

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

### Exterior

### Off Street Parking

A lengthy driveway providing ample of street parking for two vehicles.

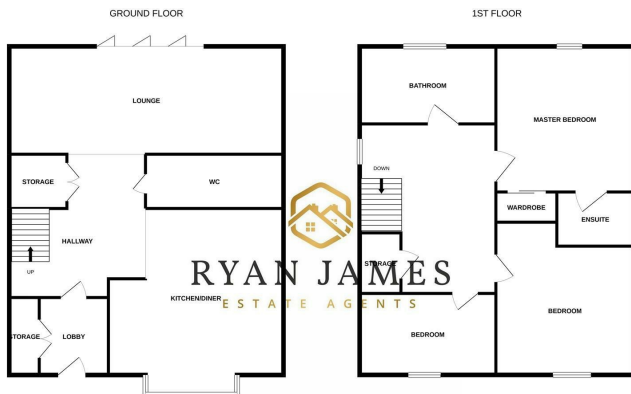




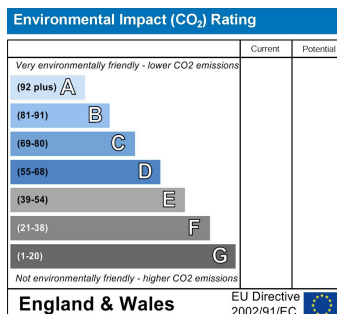
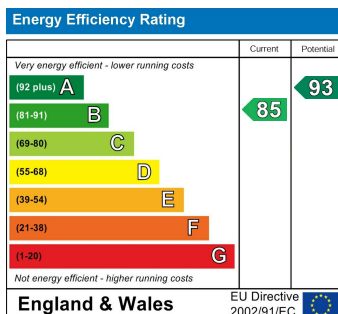
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We have every effort to ensure the accuracy of the floorplans contained herein, measurements of floor, ceiling, room and any other areas are approximate and not guaranteed. It is for the buyer's attention in this document. This plan is for guidance purposes only and should be used as a guide for any prospective purchaser. The actual layout and dimensions of the property may vary from the floorplans shown. Map data ©2021.



### Front Garden

Low maintenance front garden that is laid to lawn.

### Rear Garden

Attractive, enclosed garden laid to lawn with patio seating area, outside tap and fenced boundaries.

### 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.

### 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 \*\*\*

### 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.