



**10 Insula Cottages, Ferryhill, DL17 9AY**

**£209,950**

An exceptional extended five bedroom semi detached house which offers particularly spacious living accommodation and located in the most sought after village of Bishop Middleham. The property is double glazed, has gas central heating and comprises a large lounge, attractive open plan fitted kitchen with built in appliances and breakfast bar, utility, downstairs WC/ shower room and office /study. On the first floor are five good bedrooms and a family sized bathroom/WC. The garden is well screened for privacy and boasts a patio area. homes of this size and price range are rarely on the market and we would recommend an early inspection.

1 Parker Terrace, Ferryhill, County Durham, DL17 8JY

Tel: 01740 657777 Email: [donna@peterclarkpropertyservices.co.uk](mailto:donna@peterclarkpropertyservices.co.uk) <https://www.peterclarkpropertyservices.co.uk>



## Ground Floor

### Entrance Vestibule

Has UPVC entrance door and central heating radiator.

### Downstairs shower room/WC



Has corner shower cubicle with mains water shower, wash basin in vanity unit, WC and central heating radiator.

### Utility 8'5 x 9'8 (2.57m x 2.95m)



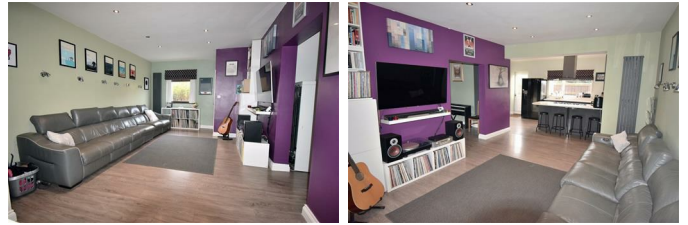
Has laminate work surface, built in storage and plumbing for automatic washing machine and tumble dryer, wall mounted combination gas boiler and central heating radiator.

### Kitchen 14'9 x 9'7 (4.50m x 2.92m)



Has an attractive range of premium fitted wall and base units, laminate work surfaces, 2 x built in double ovens with inset four burner gas hob, inset stainless steel sink unit with mixer tap. plumbing for dishwasher, breakfast bar overhead extractor canopy, vertical central heating radiator.

### Lounge 12'0 x 17'10 (3.66m x 5.44m)



Has inset ceiling spotlights and vertical radiator.

### Dining Room 15'6 x 13'0 (4.72m x 3.96m)



Has french doors opening on to front garden and central heating radiator.

### Study 15'4 x 11'0 (4.67m x 3.35m)



Has central heating radiator.

## First Floor

### Bedroom 1 10'6 x 15'4 (3.20m x 4.67m)



Has central heating radiator.

**Bedroom 2 10'6 x 15'4 (3.20m x 4.67m)**



Has central heating radiator.

**Bedroom 3 9'11 10'5 (3.02m x 3.18m)**



Has fitted wardrobes and central heating radiator.

**Bedroom 4 9'6 x 12'4 (2.90m x 3.76m)**



Has central heating radiator.

**Bedroom 5 12'1 x 9'10 (3.68m x 3.00m)**

Has central heating radiator.

**Bathroom**



Has White suite comprising a paneled bath with mixer shower and glass screen, pedestal wash basin, WC and central heating radiator.

**Outside**

Rear courtyard with outside tap and electric point, front garden is laid to lawn with patio and is well screened by mature hedges.

**Disclaimer**

N.B. WE HAVE NOT TESTED ANY APPLIANCES OR SYSTEMS AT THE PROPERTY. IF IN DOUBT, PURCHASERS SHOULD SEEK PROFESSIONAL ADVICE. THE MEASUREMENTS PROVIDED WITHIN THE DETAILS ARE FOR GUIDANCE PURPOSES ONLY. IF MORE ACCURATE MEASUREMENTS ARE NEEDED, THEN THE PURCHASERS SHOULD TAKE SUCH MEASUREMENTS THEMSELVES. THESE DETAILS INCLUDING PHOTOGRAPHY WERE PREPARED BY PETER CLARK PROPERTY SERVICES IN ACCORDANCE WITH THE SELLERS INSTRUCTIONS. THE ACCURACY OF THESE PARTICULARS CANNOT BE GUARANTEED AND ANY PURCHASERS SHOULD SATISFY THEMSELVES BY INSPECTING OR OTHERWISE TO THE CORRECTNESS OF STATEMENTS CONTAINED IN THESE PARTICULARS. THESE PARTICULARS DO NOT CONSTITUTE ANY PART OF AN OFFER OR CONTRACT.

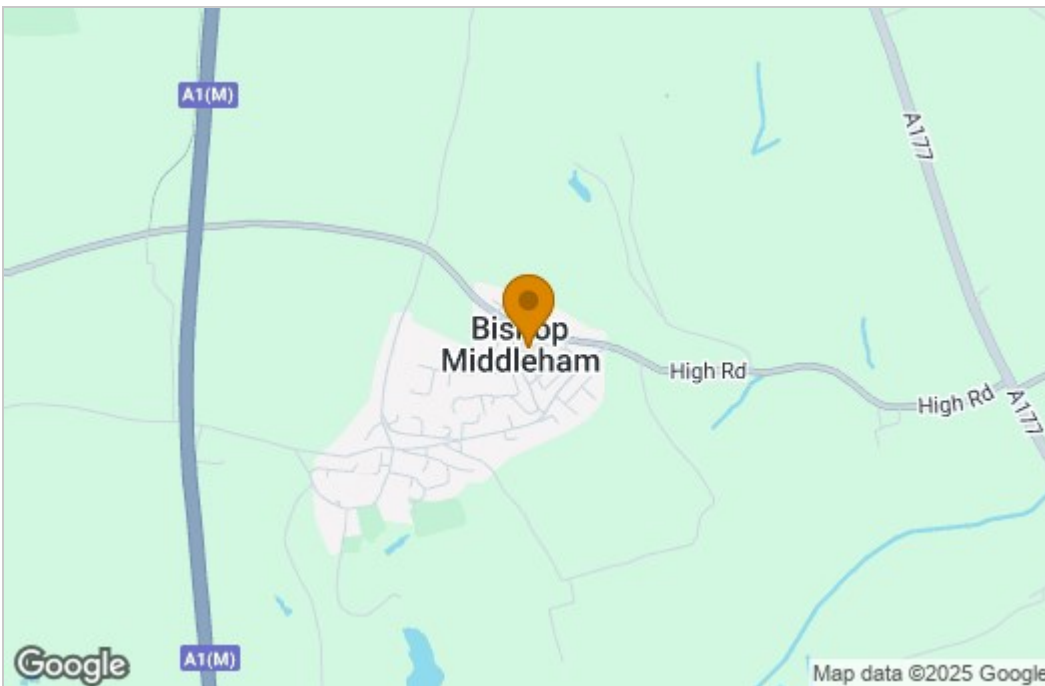


# Floor Plan



Total area: approx. 160.9 sq. metres (1732.0 sq. feet)  
10 Insula Cottages, Bishop Middleham

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		84
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.