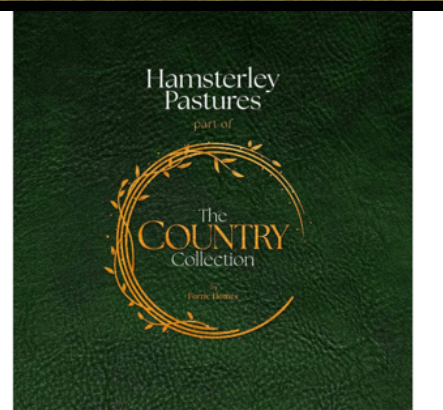




## The Dryderdale, Hamsterley Pastures, Hamsterley Village, Bishop Auckland. DL13 3QF

A luxurious double-fronted executive five bedroom home comprising of four large double bedrooms and a large master suite, a sunroom and single garage covered over three levels of modern practical space for family life. Nestled in a development of only twelve country homes set within an idyllic country setting offering a beautiful design both inside and out, luxury country living awaits in a Forric Home.



**£675,000 Freehold**



## PROPERTY DESCRIPTION

The Dryderdale is a truly special double-fronted executive five bedroom home comprising of five large double bedrooms and a large master suite, a sunroom and single garage covered over three levels of modern practical space for family life.

With a living room and study from the entrance way to enjoy, the hallway welcomes a light and airy walkway into each part of the living space of the home on the ground floor. Complimented by aluminium bi-fold doors in the sunroom off of the kitchen and diner space, this floods in natural light and provides amazing vistas to the surrounding pastures.

The Dryderdale will feature an exclusive sunroom with over 2300 Square Feet of accommodation, the sunroom will be the perfect place to relax and enjoy the views of the rolling countryside. This home is perfect for a family who are looking for a spacious and luxurious property in a peaceful location.

The open-plan kitchen includes integrated appliances and family dining space, With a flexible layout to appeal to all, the design of this home creates a truly unique living space. With luxury accommodation covering three levels, the home also features five double bedrooms including a large master suite on the second floor of the property with 3 bathrooms throughout and an additional cloakroom on the ground floor.

These homes will be built to a high specification and finish including; Smart Home heating system throughout the ground floor, modern security system, air source heat pump heating system, bespoke tiling and Porcelanosa bathroom design and a range of choices of carpet and Luxury Vinyl to make the home your own.

Be the first to live in Hamsterley Pastures by Forric Homes, set right in the heart of Hamsterley. A placemaking development of only Ten executive homes offering stylish and rural living in the breath-taking countryside. Register your interest now.

Within close proximity to the 5000 hectare oasis of Hamsterley Forest, Hamsterley village is located in the rural countryside of County Durham. With villages nearby in Bishop Auckland, Wolsingham and the village of Barnard Castle, amenities such as retail parks, cafes and shops are only a short distance away. From hikes in the hills to walking the grounds of historic ruins, the development is abounded by various sites of local historic importance and picturesque woodlands.

Have a Property to sell? Contact Urban BASE for more information on our Assisted Move scheme.

Agents Notes:

EPC will be available upon completion

10 Years Warranty by ICW

Energy Tax Band: Pending TBC by Valuation Office

Management Charge - TBC

Urban BASE

The

NEW

HOMES

agent

Hamsterley Pastures

part of

The COUNTRY Collection

By Forric Homes

Developer Disclaimer: All material and illustrated floor plans are computer generated images and are intended as a general guide to the layout of the property. They are not to scale and are for illustrative purposes only

### FEATURES

• Five Bedroom Detached Home

• Choice of Tra

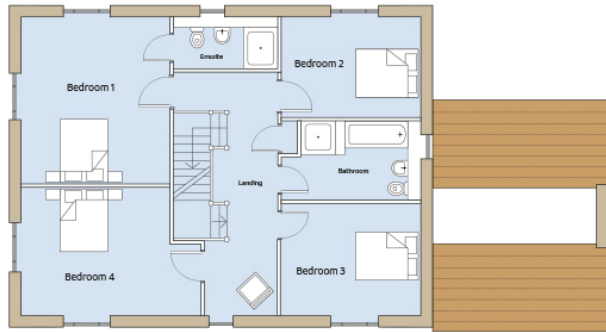
## ROOM DESCRIPTIONS

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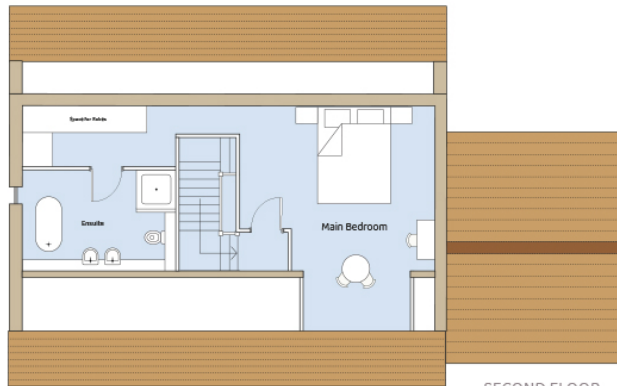
# FLOORPLAN



FIRST FLOOR



GROUND FLOOR



SECOND FLOOR

## THE DRYDERDALE

GROUND FLOOR	SIZE (WIDTH X LENGTH)
Living Room	12'7" x 15'11" (3.83m x 4.86m)
Study/Snug	12'6" x 9'7" (3.8m x 2.92m)
Kitchen	12'12" x 13'9" (3.95m x 4.2m)
Dining	12'11" x 11'11" (3.94m x 3.64m)
Sunroom	13'3" x 13'9" (4.04m x 4.19m)

FIRST FLOOR	SIZE (LENGTH X WIDTH)
Bedroom 1	12'12" x 14'3" (3.95m x 4.35m)
Bedroom 2	12'2" x 8'8" (3.7m x 2.64m)
Bedroom 3	12'2" x 9'9" (3.7m x 2.98m)
Bedroom 4	13'0" x 11'2" (3.97m x 3.4m)

SECOND FLOOR	SIZE (LENGTH X WIDTH)
Main Bedroom	16'4" x 14'6" (4.97m x 4.43m)

Whilst every attempt has been made to ensure the accuracy of the Floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken in error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.