



## Lesbury Close

Chester Le Street DH2 3SS

Offers In The Region Of £315,000







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# Lesbury Close

Chester Le Street DH2 3SS



- Superb four bedroom family home
- EPC RATING - D
- Recently installed wood burning stove

- South facing garden
- Contemporary recently refitted kitchen
- Two stylish bathrooms

- Not overlooked to the front or rear
- Three reception rooms
- Highly sought after location

Surely one of the best examples of its type available in this sought after location, Venture Properties are delighted to offer for sale this stunning detached family home on a superb corner plot, enjoying a private, south facing garden. The property has many recent improvements, making viewing essential for full appreciation.

The superb floor plan comprises of an entrance hall, a living room with fireplace housing a recently fitted wood burning stove leading through to the dining room, creating a perfect space for modern living and entertaining. The kitchen has been recently refitted with a contemporary range of units and a host of integrated appliances, has a separate utility room and ground floor WC. To the first floor there are three generous double bedrooms, the master with en-suite shower room, a further well proportioned fourth bedroom and a stylish family bathroom/WC with freestanding bath. The property has a double driveway for off street parking, an integral garage and a fantastic enclosed south facing rear garden with two patio areas, UPVC double glazing and recently installed combi gas central heating.

Lesbury Close is an established and highly sought after location with easy access to amenities. Chester-le-Street is an excellent commuter base with superb road links via the A167 and A1(M).

In a ready to move in to condition, early viewing is highly recommended to avoid disappointment.

## GROUND FLOOR

### Hall

Welcoming entrance hallway entered via composite door. Having stairs leading to the first floor, wood flooring, coving and radiator.

### Living Room

17'2" x 13'6" (5.24 x 4.13)

Spacious reception room with a UPVC double glazed bay window to the front, a fireplace housing a recently installed wood burning stove, wood flooring, coving and radiator. With double doors leading to the dining room.

### Dining Room

9'8" x 9'0" (2.96 x 2.75)

With folding doors to the conservatory, wood flooring, coving and radiator.

### Conservatory

12'10" x 11'3" (3.93 x 3.43)

A large conservatory with UPVC double glazed windows, tiled flooring, radiator and UPVC double glazed french doors opening to the rear garden.

### Kitchen

10'3" x 9'6" (3.14 x 2.92)

A recently refitted kitchen comprising of a range of contemporary units having contrasting worktops incorporating a sink and drainer unit with mixer tap, a built in stainless steel double oven and hob with stainless steel extractor over, as well as an integrated fridge, freezer and dishwasher. Further features include a UPVC double glazed window to the rear, tiled flooring, radiator, storage cupboard and internal door to the garage.

### Utility Room

6'2" x 5'3" (1.88 x 1.61)

A useful room with coordinating worktops and floor unit, plumbing for a washing machine, a dryer space, tiled flooring, UPVC double glazed opaque window to the side and UPVC double glazed door to the rear garden.

### WC

5'3" x 3'3" (1.61 x 1.00)

Comprising of a WC, pedestal wash basin, tiled splashback and flooring, radiator and UPVC double glazed opaque window to the side.

## FIRST FLOOR

### Landing

With access to the loft, which is boarded for storage and has a retractable ladder.

### Master Bedroom

13'6" x 12'3" (4.14 x 3.75)

Generous double bedroom with a UPVC double glazed window to the front, wood flooring and radiator.

### En-suite

7'7" x 3'0" (2.33 x 0.93)

Comprising of a cubicle with mains fed shower, pedestal wash basin and WC. Having tiled splashbacks and flooring, a shaver point, stainless steel heated towel rail and UPVC double glazed opaque window to the side.

### Bedroom Two

12'5" x 8'0" (3.81 x 2.46)

Spacious double bedroom with a UPVC double glazed window to the front, a TV recess with UPVC double glazed window to the front, coving and radiator.

### Bedroom Three

10'4" x 9'11" (3.16 x 3.03)

Double bedroom with a UPVC double glazed window to the rear, storage cupboard and radiator.

### Bedroom Four

8'2" x 6'7" min (2.50 x 2.01 min)

A further well proportioned bedroom with a UPVC double glazed window to the rear, coving and radiator.

### Family Bathroom/WC

6'11" x 5'7" (2.11 x 1.71)

A stylish family bathroom comprising of a freestanding bath with mains fed rainfall shower, pedestal wash basin and WC. Having tiled splashbacks and flooring, a stainless steel heated towel rail and UPVC double glazed opaque window to the rear.

### EXTERNAL

The property enjoys a corner plot with lawned garden to the front, a planted area to the side and a block paved driveway providing parking for three vehicles. At the rear is an enclosed, south facing garden which also enjoys a high degree of privacy and has two patio areas to make the most of the sunny aspect. Also having a lawn and patio area.

### GARAGE

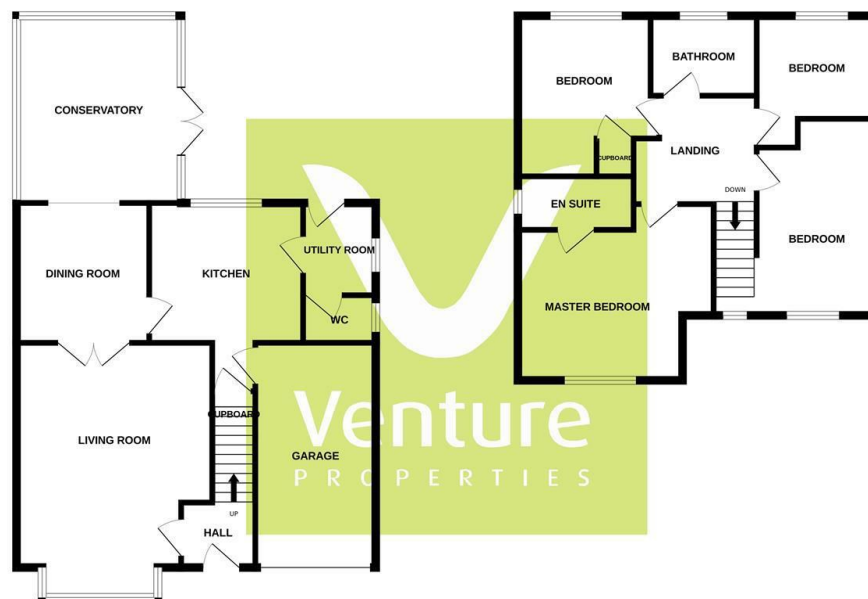
Having an up and over door, power and lighting, as well as an internal door to the kitchen.

### Agents Note

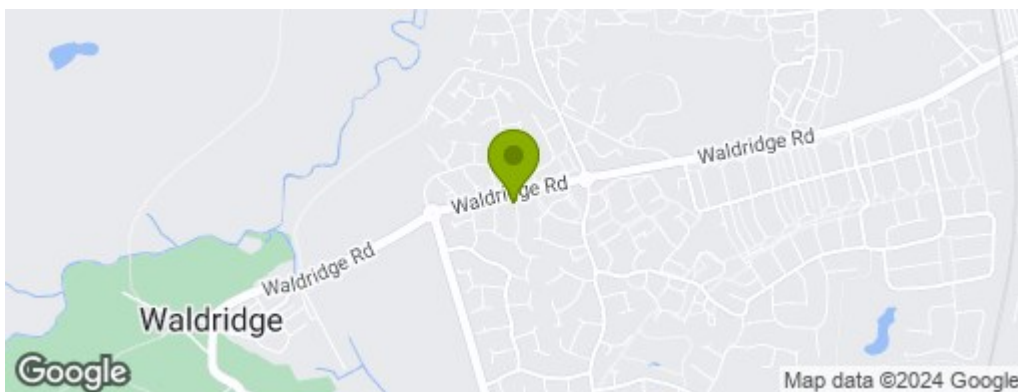
The person selling this property is connected to an employee of Venture Properties.

GROUND FLOOR

FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Property Information

EPC RATING - D : TENURE - FREEHOLD : COUNCIL TAX BAND - D

**0191 3729797**

4 New Elvet, Durham City, County Durham, DH1 3AQ  
[durham@venturepropertiesuk.com](mailto:durham@venturepropertiesuk.com)