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LIONFIELDS, LAMBTON PARK, DURHAM, DH3

LIONFIELDS
LEADING TO CHESTERS

Offers Over £750,000

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Exceptional Five-Bedroom Detached Home Positioned on Lionfields in the Highly Regarded Lambton Park Development by Robertson Homes. This Sought-After 'Nasmyth Garden Room' Design, Property Offers Generous Living Space, High-Quality Finishes, and Open Aspects to the Front and Rear.

Built to a luxury specification and further enhanced with a range of bespoke upgrades, the home includes herringbone LVT flooring, luxury carpets, and decorative panelling throughout the principal rooms. Set across two floors, the accommodation provides five bedrooms and three bathrooms.

Situated on an established plot within one of Durham's most prestigious developments, the property enjoys excellent access to surrounding countryside as well as nearby amenities and key transport routes.

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The internal accommodation briefly comprises: Entrance into a welcoming hall with staircase rising to the first floor. The ground floor mainly features luxury herringbone-design LVT flooring, giving a seamless flow throughout. To the right of the hall is a spacious living room with a front-facing window, finished with high-quality carpeting.

To the rear of the property is an expansive open-plan kitchen/dining/family room, fitted with a range of wall and base units, integrated appliances including an oven, hob, and extractor fan, with breakfast bar. This impressive space extends into a bright, dual-aspect garden room with French doors opening out to the rear garden.

A separate utility room sits just off the kitchen and provides access to the garage. There is also a ground floor WC, conveniently located off the hallway.

To the first floor, the landing provides access to five bedrooms and houses two useful storage cupboards. The principal bedroom, located to the front of the property, features a private dressing room and a luxury en suite shower room, along with elevated views to the front. A further bedroom to the rear also benefits from its own en suite shower room and views over the rear garden. Three additional bedrooms are served by a stylish family bathroom, which includes a bath, separate shower cubicle, washbasin and WC, all set against marble-effect tiled flooring.

Externally, the property enjoys a generous plot with open aspects to both front and rear. A double driveway provides off-street parking and leads to an integral garage. The well-maintained front garden adds kerb appeal, while the spacious rear garden is mainly laid to lawn and includes a paved patio seating area with fenced boundaries.



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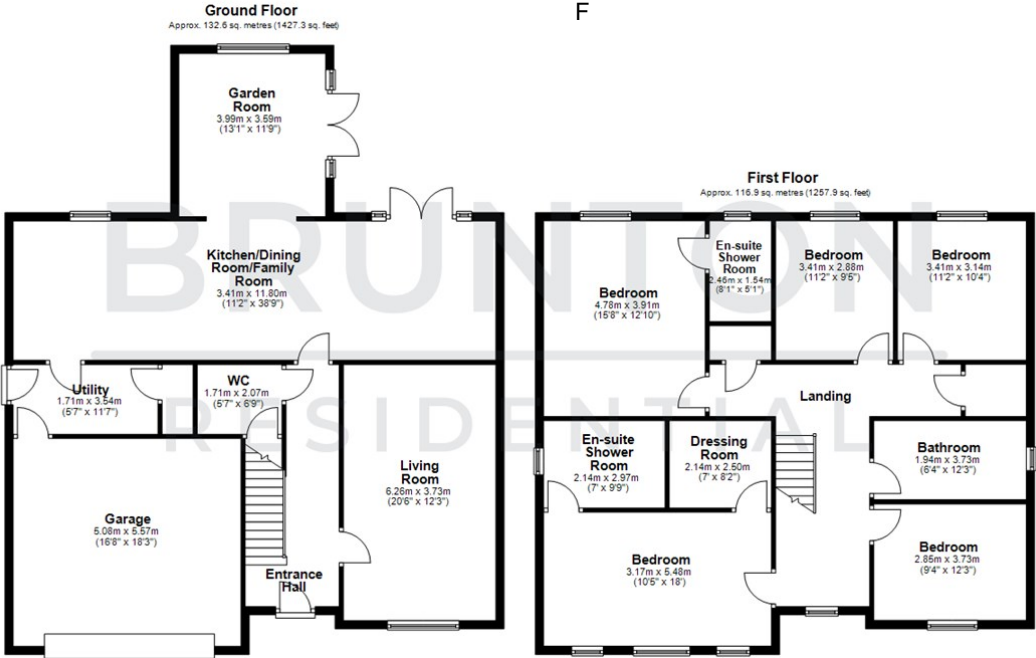
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TENURE : Freehold

LOCAL AUTHORITY : Durham CC

COUNCIL TAX BAND : F

EPC RATING : B



All measurements are approximate and are for illustration only.
Plan produced using PlanUp.

