



Woodlands, Ouston
Chester Le Street

£245,000
ENERGY RATING: C-73

**** RARELY AVAILABLE **** A very well presented three bedroom detached house situated in a private cul de sac in the village of Ouston. Built by Yuill Homes in 2005 the property is within minutes of all major road links and a 15 minutes drive to Newcastle and Durham City. There is a beautiful South West facing garden to the rear and a lawn garden to the front with driveway providing parking for two cars and leading to a detached garage. Benefitting from gas central heating, UPVC double glazing and alarm system the living accommodation briefly comprises: entrance hall, cloakroom/WC, lounge and kitchen/diner to the ground floor with three first floor bedrooms, ensuite to the master and a family bathroom. Viewing is very highly recommended. Council Tax Band C £2098pa. Awaiting Energy Report.



- Detached House • Three Bedrooms • South West Facing Rear Garden • Driveway & Detached Garage • Ensuite to Master Bedroom

ENTRANCE HALLWAY

Front aspect double glazed front door, cupboard under stairs, hardwood flooring, and a radiator.

CLOAKROOM/WC

Side aspect UPVC double glazed window, low level WC and pedestal wash basin in tiled surround, radiator.

LOUNGE

4.0 x 3.8 (13'1" x 12'5")

Front aspect double glazed bay window, living flame coal effect gas fire in polished limestone fireplace and a radiator.

KITCHEN/DINER

6.8 x 2.9 (22'3" x 9'6")

Rear aspect UPVC double glazed window and French doors to garden. A range of base & wall units with concealed lighting and wood effect worktops, incorporating stainless steel sink and mixer tap, integrated gas hob with electric oven below and stainless steel extractor hood over. Integrated dishwasher, space for washer and fridge freezer, fully tiled flooring and radiator

LANDING

Side aspect UPVC double glazed window. Access to loft, built in storage cupboard and airing cupboard containing central heating boiler.

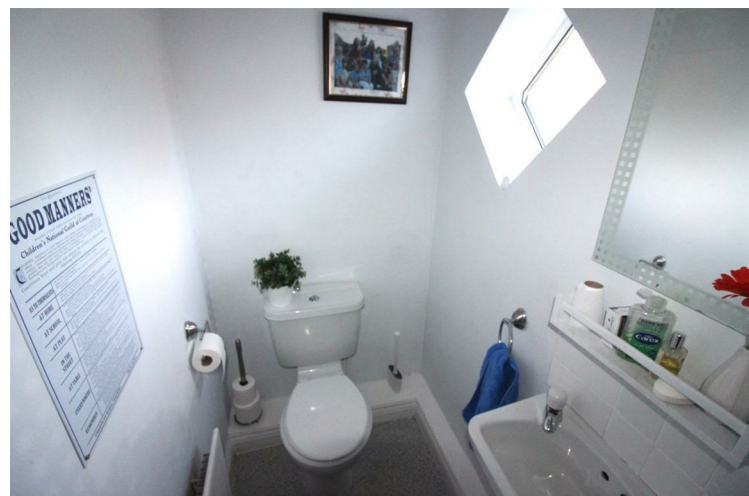
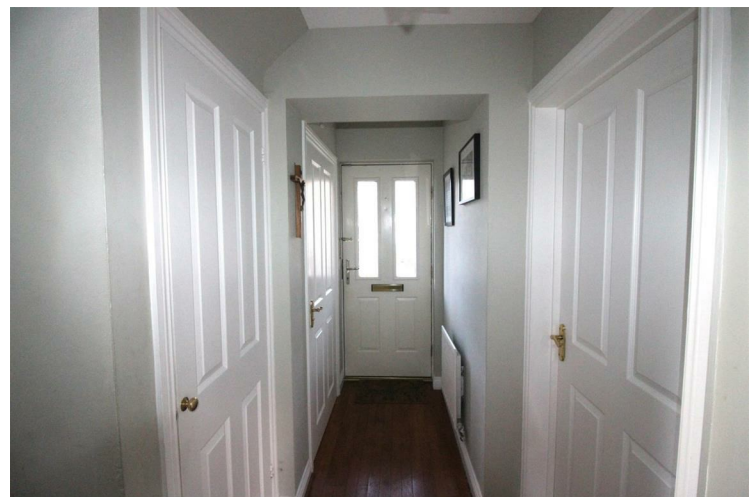
BEDROOM ONE

3.7 x 3.1 (12'1" x 10'2")

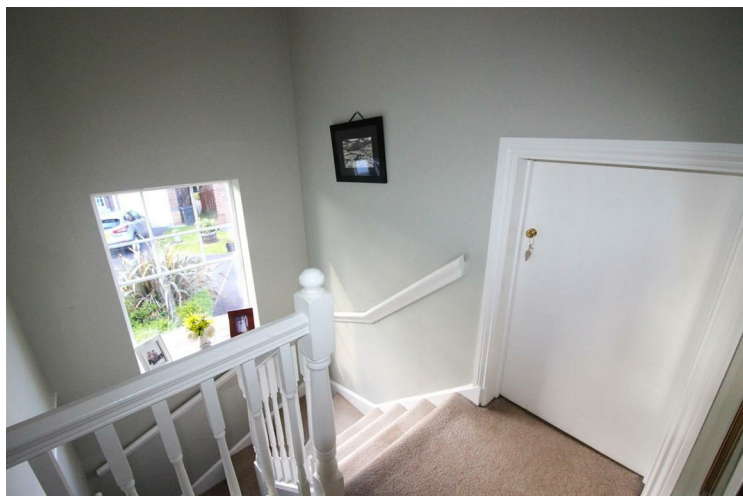
Front aspect UPVC double glazed window, built in mirrored wardrobes and a radiator.

EN SUITE

Side aspect UPVC double glazed window. Shower cubicle with mains shower over, pedestal wash basin with tiled surround, low level WC, extractor fan and a radiator.



- Large Kitchen/Diner
- Cloakroom/WC
- Council Tax Band C £2098pa
- Awaiting Energy Report



BEDROOM TWO

3.1 x 2.3 (10'2" x 7'6")

Rear aspect UPVC double glazed window, built in cupboard and a radiator.

BEDROOM THREE

2.6x 2.1 (8'6"x 6'10")

Rear aspect UPVC double glazed window and a radiator.

BATHROOM

2.1 x 1.7 (6'10" x 5'6")

Rear aspect UPVC double glazed window. White suite comprising: panelled bath, pedestal wash basin, low level WC, part tiled walls, extractor fan and a radiator.

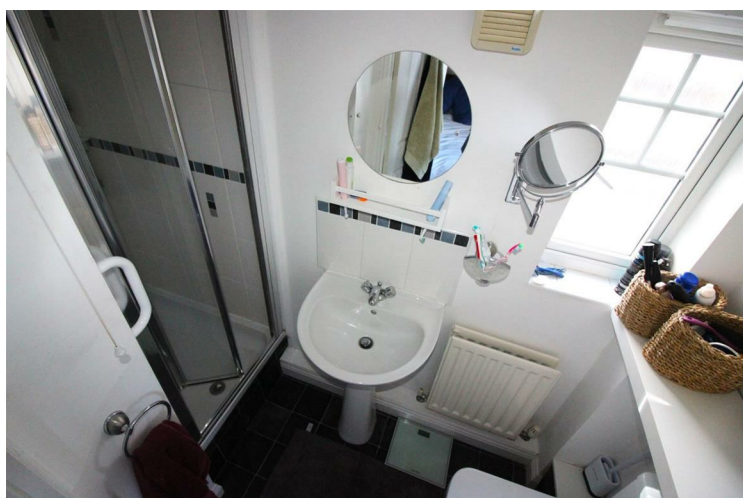


EXTERNALLY

There is a lawn garden to the front of the house with a driveway to the side providing off road parking for two cars. To the rear is a large private South West facing lawn garden with paved patio and corner area with various shrubs.

Garage

There is a detached brick built garage with up and over door, power, lighting and storage in roof space.







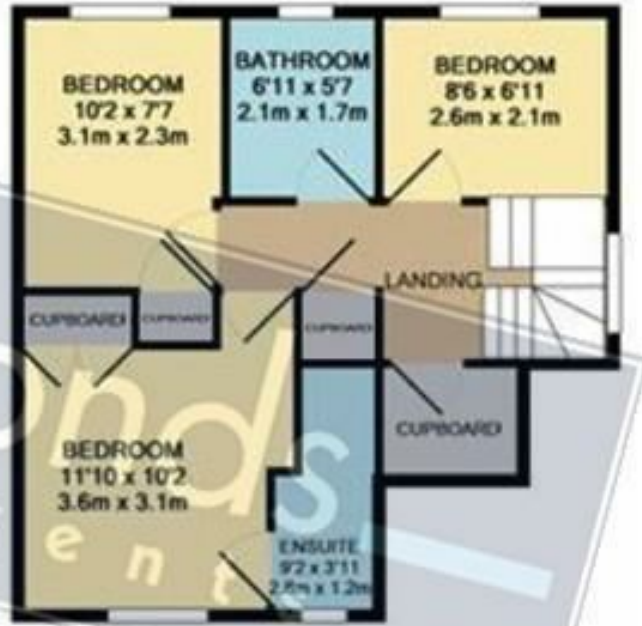
Additional Information

Local Authority - Durham
Council Tax - Band C
Viewings - By Appointment Only

Floor Area - 896.00 sq ft
Tenure - Freehold



Ground Floor



First Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	74
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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