



4 Hutton Close, Chester Le Street, DH3 3QU
Guide Price £525,000

**Vickers
& Barrass**
— Est. 1973 —
Land and Estate Agents

A beautifully presented four bedroom family home set on a large corner plot in a sought after area of Chester Le Street

- Detached family home
- Flexible ground floor living accommodation
 - Four bedrooms
 - Two bathrooms
 - Large garden
- Double garage and driveway
- Energy performance rating C 74



www.vickersandbarrass.co.uk

LOCATION

Located in the well-connected town of Chester Le Street, this property benefits from a convenient position close to local amenities, green spaces and excellent transport links. The area offers a welcoming community atmosphere with a range of shops, cafés, and supermarkets nearby, as well as schools and sports facilities, with easy access to Riverside Park and the scenic Durham countryside. Chester Le Street's rail and road connections provide straightforward travel to Durham, Newcastle, and surrounding areas, making it an ideal location for commuters and families alike.

what3words ///voter.window.frame

DESCRIPTION

4 Hutton Close is a beautifully presented family home occupying a large corner plot located in a desirable area of Chester Le Street. The current owners have carried out renovations to the property over the last couple of years to create a fantastic

space for a growing family, including a rewire, new flooring and creating a dining kitchen.

To the ground floor the property boasts a large living room with log burning stove and square bay window to the front of the property. To the rear the dining kitchen offers a great space with modern kitchen units with integral appliance including oven, microwave, induction hob with extractor fan over and dishwasher. There is an undermounted kitchen sink which is in keeping with the clean design of the kitchen. A large window to the garden at the rear provides the room with lots of natural light. The dining space offers an excellent space for all of the family to sit down together. From the dining kitchen double doors open to the conservatory which enjoys views over the garden.

There is a utility room accessed from the kitchen with a range of units, sink and drainer with space for a washing machine and tumble dryer and having access to the side of the property. The combi boiler is housed in the utility room. Returning to the

hallway, there is a home office which is currently utilised as an additional bedroom, and a ground floor WC with wash basin.

To the first floor, there are four bedrooms, the first bedroom lying to the front of the property has fitted wardrobes and an ensuite shower room with large shower, WC and wash basin. The other three bedrooms all have fitted wardrobes also, and the family bathroom has a freestanding bath, large double shower, WC and wash basin.

Externally, there is a large rear garden that wraps around the property having mature shrub borders and a patio area, that enjoys the sun throughout the day and into the early evening in summer months. There is a detached double garage with driveway for multiple vehicles and electric charging point.

SERVICES

The property is served by mains electricity, water and drainage and has gas fired central heating.



COUNCIL TAX BAND

Durham County Council Tax Band F.

ENERGY PERFORMANCE CERTIFICATE

The property is EPC rating C 74.

MATERIAL INFORMATION

It is understood that the property has access to a good broadband connection and has good mobile phone signal in this area. We would advise prospective purchasers to perform their own due diligence in respect of availability. With reference to data from the Environment Agency's Flood Warning Information Service there is a very low risk of flooding from surface water, rivers and sea.

COSTS

Each party is to bear their own costs.

MONEY LAUNDERING

Prospective buyers should be aware that in the event that they are successful they will be required to provide documents in relation to the current Money Laundering and Terrorist Financing

Regulations. The extent of the required documentation will be confirmed to the purchaser (s) after acceptance of an offer.

TENURE

We are informed by the current vendors that the property is held freehold.

METHOD OF SALE

The property is offered for sale as a whole by private treaty.

VIEWINGS

Please contact Vickers & Barrass Darlington office on 01325 728084 to arrange a viewing, which are strictly by appointment only.

LOCAL AUTHORITY

Durham County Council

www.durham.gov.uk

03000 26 0000

NOTES

Particulars prepared – November 2025

Photographs taken – November 2025

PARTICULAR NOTES

The particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute, all or part of an offer or contract; all descriptions, dimensions, areas, references to condition and necessary consents for use and occupation and other details are given as a guide only and without responsibility. Any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves, by inspection or otherwise, as to their accuracy.

No employee of Vickers & Barrass, Chartered Surveyors has the authority to make or give any representation or warranty whatever in relation to this property nor is any such representation or warranty given by the Vendors or the Lessors of this property.

Any offer for this property will be taken as an admission by the intending purchaser that they have relied solely upon their own personally verified information,



inspection, and enquiries.

The photographs show only certain parts of the property. It should not be assumed that the property remains as displayed in the photographs.

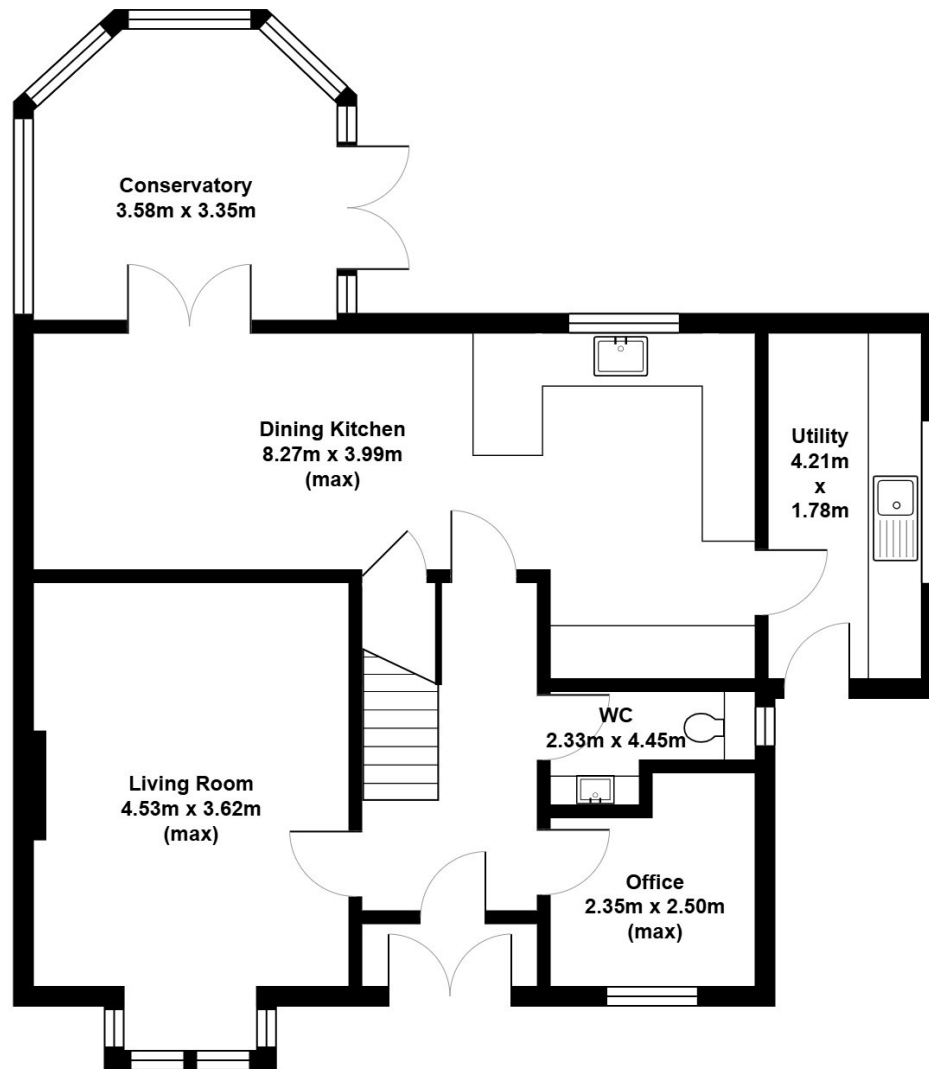
Where any reference is made to planning permissions or potential uses, such information is given by Vickers & Barrass, Chartered Surveyors in good faith. Prospective purchasers should make their own enquiries with the Local Planning authority into such matters.

The Vendors reserve the right to amalgamate, and to generally amend the particulars or method of sale.

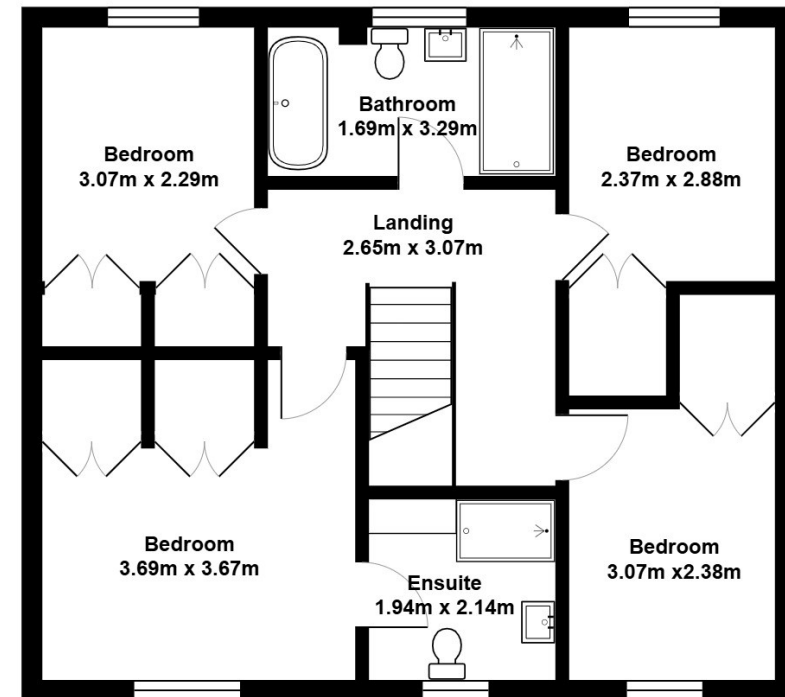
The property is sold subject to reserve (s). Vickers & Barrass, Chartered Surveyors reserve the right to sell privately without imposing a closing date and do not bind themselves to accept the highest or any offer.

The particulars have been prepared in accordance with the Business Protection from Misleading Marketing Regulations to give a fair overall view of the property.



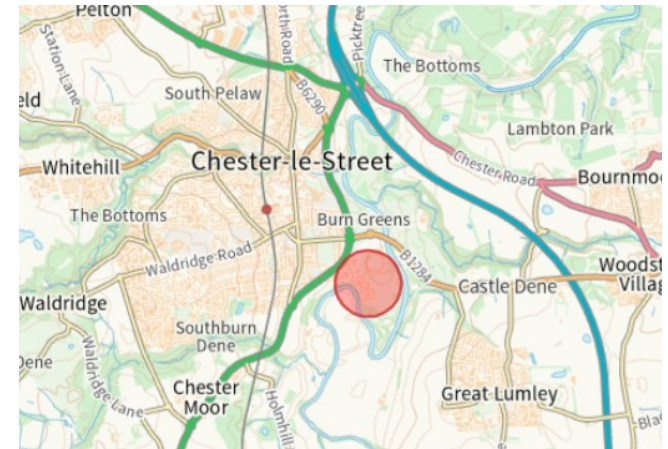


Ground Floor



First Floor

All measurements are approximate and for display purposes only



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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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