



12 Cong Burn View, Chester Le Street, DH2 2BN

Offers Over £239,950

We are delighted to bring to the market this spacious four bedroom detached property located near Cong Burn Woods. One of only two four bedroom detached plots on this private and tranquil estate, this home offers a perfect blend of modern comfort and natural surroundings. The house boasts an impressive exterior, featuring a well-maintained garden, a driveway leads up to the property, providing ample parking space and leading to an integral garage. The garage offers secure parking for a vehicle and additional storage space. Upon entering the house, you are welcomed into a spacious hallway with access to the ground floor rooms. The ground floor features a modern and convenient W.C, perfect for guests. The utility room is also located on this level, offering practical space for laundry and additional storage. The heart of the home is the stunning breakfasting kitchen, ample storage, and generous countertop space. The kitchen seamlessly flows into a sunroom, providing a bright and airy space where natural light floods in, creating a warm and inviting atmosphere. A cozy lounge, perfect for relaxing with large windows offering views. To the first floor there are four well-proportioned bedrooms, including a master bedroom with an en-suite bathroom. Each bedroom is spacious and bright, offering comfortable living spaces for family members or guests. Externally the property features beautifully landscaped gardens, providing a private and serene outdoor retreat and perfect for outdoor dining. Situated near Cong Burn Woods, this property offers the best of both worlds – a peaceful, semi-rural setting, yet with easy access to amenities, schools, and transportation links. The nearby woods provide opportunities for leisurely walks, outdoor activities, and a connection to nature. An early viewing is essential to fully appreciate the size of accommodation on offer here in a great location.

ENTRANCE HALLWAY



GROUND FLOOR WC



LOUNGE

15'6" x 13'8" (4.73 x 4.19)



FIRST FLOOR LANDING

BEDROOM ONE

16'4" x 9'6" (5.0 x 2.92)



DINING ROOM / SUN ROOM

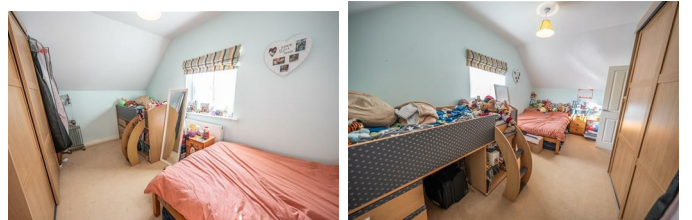
17'10" x 8'6" (5.46 x 2.60)



EN SUITE SHOWER ROOM/WC

BEDROOM TWO

11'10" x 7'8" (3.62 x 2.34)



KITCHEN / DINER

16'11" x 9'6" (5.18 x 2.90)



BEDROOM THREE

11'11" x 11'11" (3.64 x 3.64)



UTILITY ROOM

BEDROOM FOUR

11'11" x 7'8" (3.64 x 2.34)



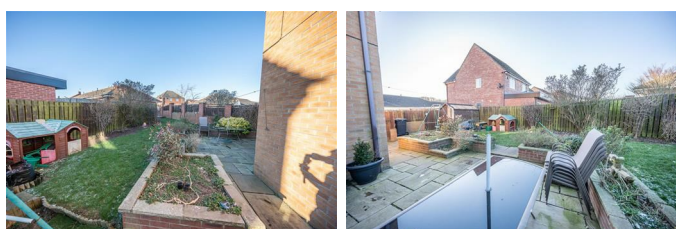
systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house.

FAMILY BATHROOM/WC



GARAGE

EXTERNAL



MATERIAL INFORMATION

Conservation Area - No

Council - Durham

Flood Risk - Low

Mobile Coverage- good

Broadband -Basic, Superfast, Ultrafast

Satellite / Fibre TV Availability - BT, Sky

Property disclaimer

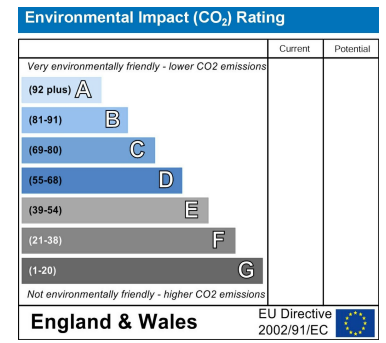
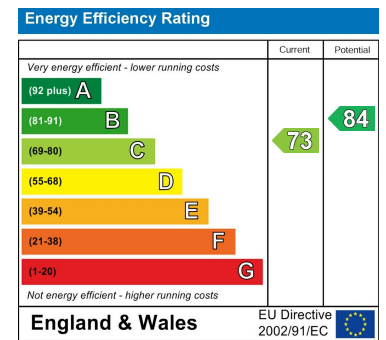
IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services,

Floor Plan

Area Map



Energy Efficiency Graph



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