



**The Grange, Chester Le Street, DH3 2AB**  
**5 Bed - House - Detached**  
**£459,950**

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Stunning 5-bedroom detached house, spread across 3 spacious floors, in an excellent location.

This exquisite property, currently being built, will feature 5 bedrooms distributed over 3 floors, and it is conveniently situated just off North Road, Chester le Street. It forms part of an exclusive development of only 6 houses, perfectly positioned for easy commuting with excellent access to the A1M and A167.

During the construction phase, the builders are offering an exceptional opportunity for you to personalise this luxurious home according to your own aesthetic preferences.

At the heart of the house, you will find a remarkable living/dining/kitchen area located at the rear. This expansive space offers an ultra-modern kitchen, underfloor heating, and Bi-folding doors leading to the rear gardens. Additionally, the ground floor includes another living room, a utility room, and a WC.

Moving to the first floor, the spacious bedroom 1 features an ensuite shower room and a walk-in wardrobe. Two more double bedrooms and a family bathroom are also provided on this level. On the second floor, you will discover bedrooms 4 and 5, along with a shared shower room.

With its sleek grey aluminium and UPVC double glazed units and doors, this property exudes a contemporary atmosphere. It will be equipped with gas central heating and underfloor heating throughout, and the interior design will reflect a modern style.

Viewings are available now, ensuring you don't miss out on the opportunity to create your dream forever family home.

Energy Rating Exempt  
Council Tax Band To Follow

#### **Entrance Hallway**

#### **Lounge**

#### **Kitchen**

#### **Family Area**

#### **Utility Room**

#### **Downstairs W.C**

#### **FIRST FLOOR**

#### **Bedroom1**

#### **Ensuite Shower Room**

#### **Bedroom 2**

#### **Bedroom 3**

#### **Bathroom**

#### **SECOND FLOOR**

#### **Bedroom 4**

#### **Bedroom 5**

#### **Shower Room**

#### **EXTERNAL**

#### **Agent's Notes**

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: TBC

Tenure: Freehold

Council Tax: TBC

Energy Rating: X

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.



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**We are in the process of producing a floorplan for this property. Please check back later.**

**Alternatively you can call us to register your interest on 0191 387 3000.**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
105-91	B		
89-85	C		
82-81	D		
75-74	E		
69-66	F		
65-55	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
101-91	B		
89-80	C		
82-65	D		
75-54	E		
69-54	F		
65-55	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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1-3 Old Elvet  
DH1 3HL

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DH1 3HL

T: 0191 383 0777

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## CHESTER-LE-STREET

45 Front Street  
DH3 3BH

T: 0191 387 3000

E: [info@robinsonscs.co.uk](mailto:info@robinsonscs.co.uk)

## BISHOP AUCKLAND

120 Newgate Street  
DL14 7EH

T: 01388 458111

E: [info@robinsonsbishop.co.uk](mailto:info@robinsonsbishop.co.uk)

## CROOK

Royal Corner  
DL15 9UA

T: 01388 763477

E: [info@robinsonscrook.co.uk](mailto:info@robinsonscrook.co.uk)

## SPENNYMOOR

11 Cheapside  
DH16 6QE

T: 01388 420444

E: [info@robinsonsspennymoor.co.uk](mailto:info@robinsonsspennymoor.co.uk)

## SEDGEFIELD

3 High Street  
TS21 2AU

T: 01740 621777

E: [info@robinsonssedgefield.co.uk](mailto:info@robinsonssedgefield.co.uk)

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