



Fenwick Close, Chester Le Street, DH2 3SU
4 Bed - House - Detached
£285,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Fenwick Close

Chester Le Street, DH2 3SU

**** LARGE, INVITING & UNIQUE PLOT ** HEAD OF A QUIET CUL DE SAC ** POSSIBILITY TO EXTEND (SUBJECT TO LOCAL CONSENT) ** WELL MAINTAINED & GENEROUS GARDENS ** SPACIOUS THROUGHOUT ** VERY POPULAR DEVELOPMENT ** VERY RARELY AVAILABLE ** EARLY VIEWING ADVISED ****

Offered to the market is this superbly positioned and spacious, four bedroomed detached family home. Occupying an excellent corner plot, this property offers potential purchasers the opportunity to extend, subject to local planning consent.

The internal floorplan of this freehold property comprises of: entrance lobby, downstairs WC, hallway, large open plan lounge and dining dining room, conservatory, and a kitchen. On the first floor there are four bedrooms, the master having an en-suite shower room, and there is also a family bathroom/wc.

Externally, there are front, side and rear well maintained gardens. The front provides ample parking via a two driveways, which leads to a garage having power and lighting. To the side of the property there is a garden with gated access leading round to the generous enclosed rear garden.

Fenwick Close forms part of a well established residential development in Chester-le-Street town centre and therefore has good access to shops, schools, amenities, recreational facilities and motoring links. Please call right away to arrange a viewing on what should prove to be a popular home.













GROUND FLOOR

Entrance

Downstairs WC

Hallway

Living / Dining Room
22'3" x 11'5" (6.8 x 3.5)

Kitchen
15'1" x 9'6" (4.6 x 2.9)

Conservatory
11'9" x 11'1" (3.6 x 3.4)

FIRST FLOOR

Landing

Bedroom
14'5" x 11'9" (4.4 x 3.6)

En-Suite

Bedroom
13'1" x 8'10" (4 x 2.7)

Bedroom
10'5" x 10'5" (3.2 x 3.2)

Bedroom
9'2" x 8'10" max (2.8 x 2.7 max)

Bathroom

Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 8 Mbps, Superfast 78 Mbps, Ultrafast 1,000 Mbps

Mobile Signal/Coverage: Good

Tenure: Freehold

Council Tax: Durham County Council, Band E approx £2,971PA

Energy Rating: D

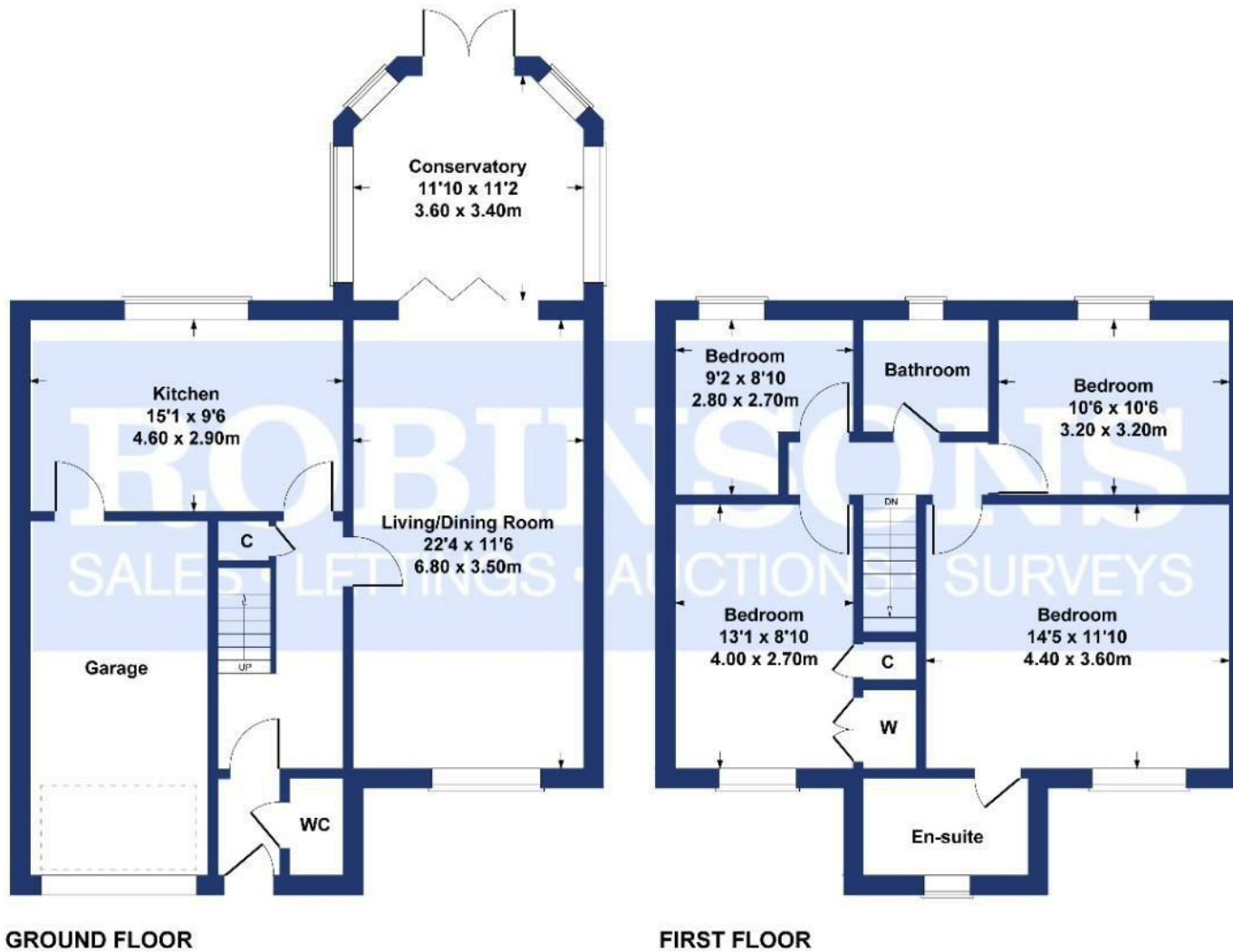


Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons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



Fenwick Close

Approximate Gross Internal Area
1485 sq ft - 138 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023

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

80

66

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. 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, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

45 Front Street, Chester Le Street, DH3 3BH
Tel: 0191 387 3000
info@robinsonscls.co.uk
www.robinsonsestateagents.co.uk

