



Longdean Park, Chester le Street, DH3 4DF  
4 Bed - House - Detached  
£450,000

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# Longdean Park

## Chester le Street, DH3 4DF

\* RARELY AVAILABLE \* EXTENSIVELY EXTENDED \* LARGE CORNER PLOT \* DOUBLE GARAGE AND AMPLE PARKING \* PERFECT FAMILY HOME \* EXCELLENT CUL-DE-SAC LOCATION ON A HIGHLY DESIRABLE ESTATE \* EARLY VIEWING HIGHLY RECOMMENDED \* BOILER APPROX ONLY 2 YEARS OLD \*

Situated in traditionally one of Chester-le-Street's most sought-after estates, we proudly present this ideally positioned and exceptionally spacious four-bedroom, two-reception room family home.

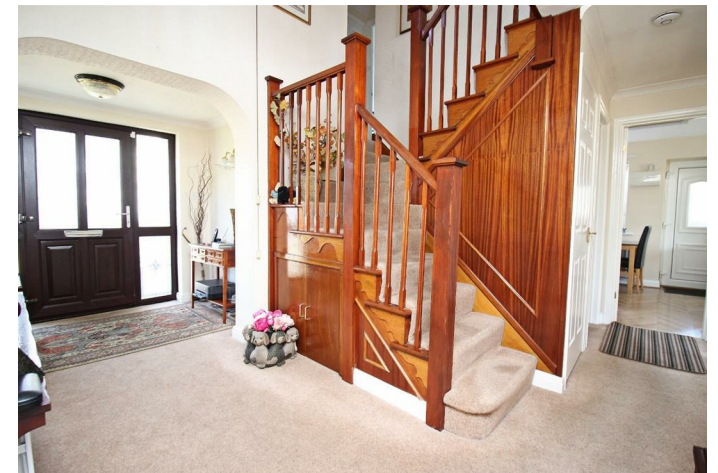
Occupying a generous plot, this home boasts a large site with an expansive front, rear and side garden—perfect for families and entertaining. The sunny, open aspect will particularly appeal to those with children or who enjoy outdoor living.

The layout briefly includes: an entrance hallway, a downstairs WC, an inviting lounge with access to the rear garden, a separate sitting room, and a spacious kitchen/breakfast room.

Upstairs, the first floor offers four well-sized bedrooms. The master bedroom features an ensuite and a walk-in dressing room, while the additional bedrooms are served by a family bathroom with a white suite.

Externally, the front of the property offers a lawned garden and a driveway providing ample off-street parking, along with a double garage. To the rear, there is a substantial lawned garden with patio areas, perfect for al-fresco dining.

Longdean Park is a highly sought-after residential development with a range of executive-style homes. It offers easy access to nearby amenities, shops, schools, and recreational facilities in Chester-le-Street and Birtley. The property is also ideally located for convenient road links to Durham City, Gateshead, and Newcastle upon Tyne via the A1(M).























## GROUND FLOOR

### Hallway

### Downstairs WC

### Lounge / Dining Room

23'3" x 20'8" max (7.1 x 6.3 max)

### Sitting Room

20'8" x 13'5" (6.3 x 4.1)

### Kitchen

18'0" x 9'10" max (5.5 x 3 max)

### Downstairs WC

## FIRST FLOOR

### Landing

### Bedroom One

13'5" x 10'5" (4.1 x 3.2)

### En-Suite

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

### Bedroom Two

11'1" x 10'2" (3.4 x 3.1)

### Bedroom Three

10'2" x 9'10" max (3.1 x 3 max)

### Bedroom Four

9'2" x 7'10" (2.8 x 2.4)

### Family Bathroom

9'6" x 6'6" (2.9 x 2)

### Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 11 Mbps, Superfast 79 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

Council Tax: Durham County Council, Band F - Approx. £3,512 p.a

Energy Rating: TBC

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.



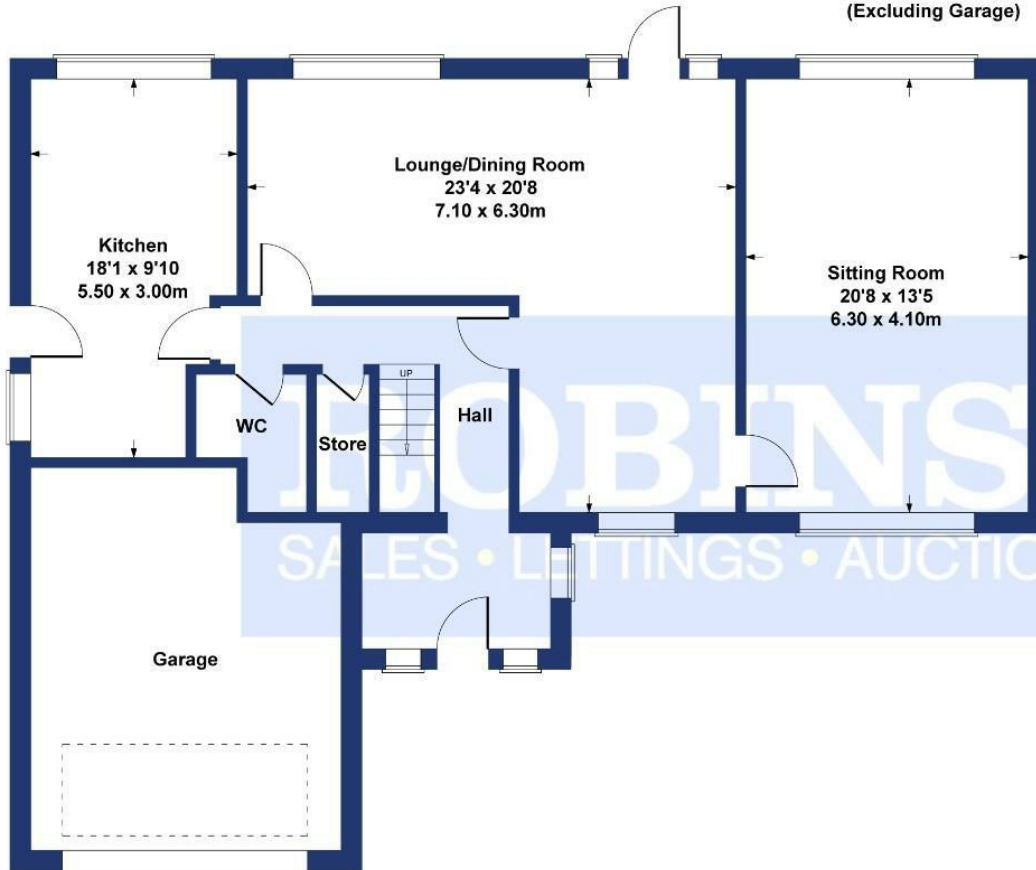




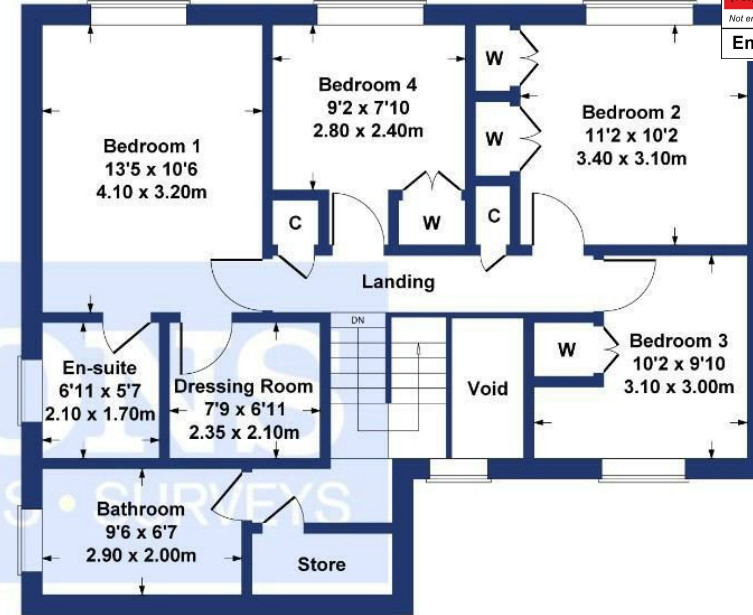
# Longdean Park

Approximate Gross Internal Area  
1819 sq ft - 169 sq m  
(Excluding Garage)

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



**GROUND FLOOR**



**FIRST FLOOR**

**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. 2024

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.





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