



Bradley Close, Ouston, DH2 1TJ
3 Bed - House - Detached
£255,000

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Bradley Close Ouston, DH2 1TJ

****A TRUE ONE-OFF * EXTENDED * INCREDIBLY LARGE PLOT * AMPLE PARKING & DOUBLE GARAGE * HIGHLY SOUGHT-AFTER DEVELOPMENT * BEAUTIFULLY PRESENTED THROUGHOUT * UTILITY ROOM & DOWNSTAIRS WC ****

Offered to the market is this incredibly unique family home, occupying one of the largest plots within this traditionally highly sought-after development. Rarely available to the open market, this property is sure to impress. Having been extended and significantly improved by our clients, early viewing is highly recommended, as this is expected to be a very popular home.

Situated on Bradley Drive, the property benefits from a front garden, a double garage, and ample off-street parking. To the rear and side is an exceptionally large, well-maintained garden featuring a patio area and mature conifers for added privacy—perfect for families and those who enjoy outdoor entertainment in the sunshine.

The internal floorplan is equally impressive, comprising an entrance hallway, a spacious and versatile living and dining room, a conservatory, and an extended kitchen, which also offers additional dining space depending on the buyer's needs. A useful utility room and a downstairs WC complete the ground floor.

Upstairs, there are three well-proportioned bedrooms with excellent storage space and a beautifully appointed bathroom suite with a shower over the bath.

Bradley Close is a well-regarded residential area in Ouston, offering suburban tranquillity with easy access to amenities and transport links. Popular with families, it is close to well-rated schools, parks, and green spaces.

For commuters, Chester-le-Street's mainline train station provides direct links to Newcastle, Durham, and beyond, while the A1(M) and frequent bus services offer further transport options.

Nearby, Chester-le-Street, Birtley, Stanley and Durham provide shops, supermarkets, and leisure facilities, with the Metrocentre and Newcastle city centre also easily accessible.













GROUND FLOOR

Hallway

Lounge

17'0" x 11'5" (5.2 x 3.5)

Dining Room

10'5" x 8'6" (3.2 x 2.6)

Conservatory

12'1" x 10'5" (3.7 x 3.2)

Kitchen

18'4" x 10'5" (5.6 x 3.2)

Utility

9'10" x 9'2" (3 x 2.8)

Downstairs WC

FIRST FLOOR

Landing

Bedroom

13'1" x 8'2" (4 x 2.5)

Bedroom

8'10" x 8'6" (2.7 x 2.6)

Bedroom

9'10" x 7'6" (3 x 2.3)

Bathroom

8'6" x 5'10" (2.6 x 1.8)

EXTERNALLY

Garage

17'0" x 11'1" (5.2 x 3.4)

Garage

17'0" x 8'6" (5.2 x 2.6)

Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 3 Mbps, Superfast 78 Mbps, Ultrafast 10,000 Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band C - Approx. £2,161 p.a

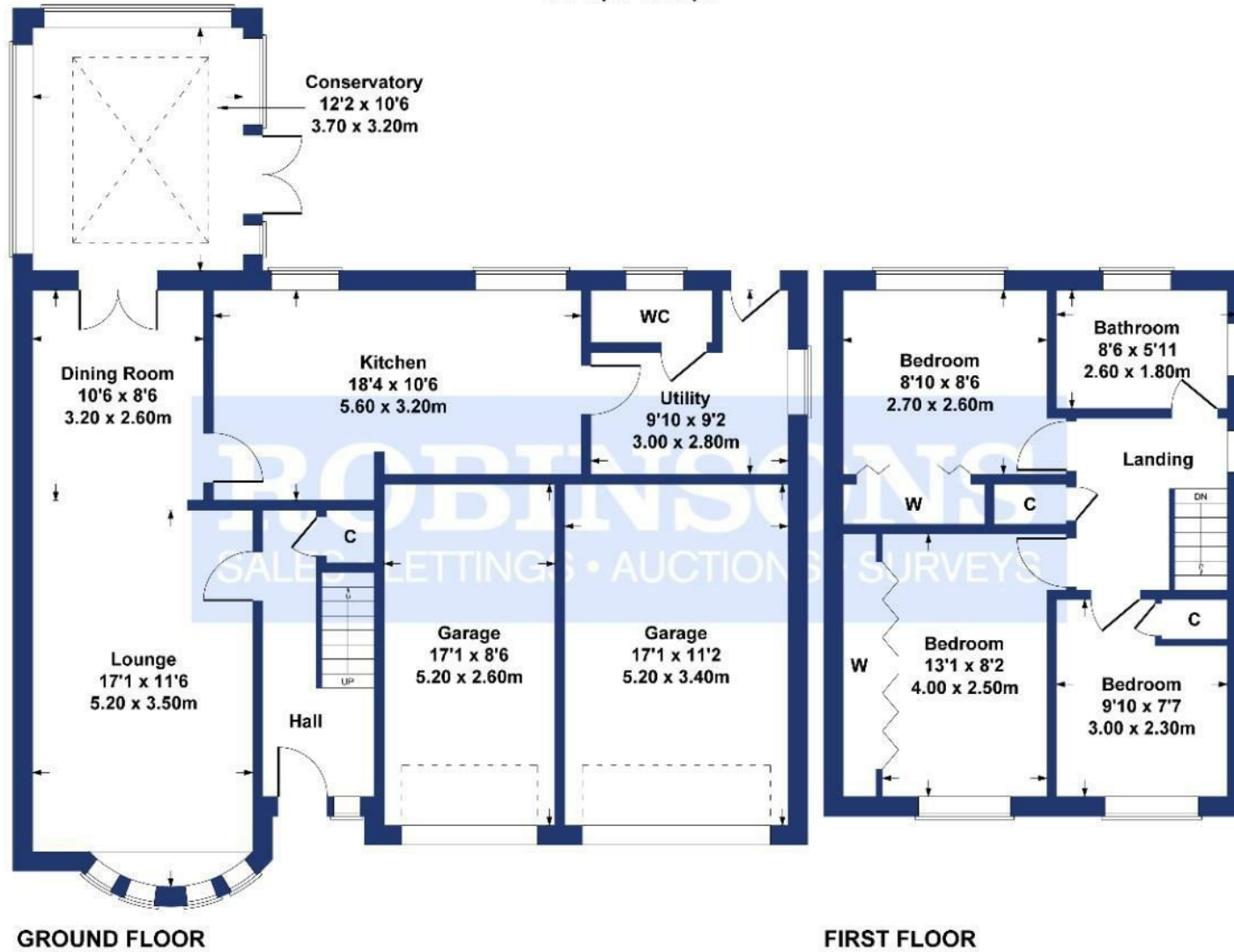
Energy Rating: D

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.



Bradley Close

Approximate Gross Internal Area
1647 sq ft - 153 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(81-81) 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

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.

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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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