



Park Road Central, Chester Le Street, DH3 3PN
4 Bed - House - Semi-Detached
£395,000

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Park Road Central

Chester Le Street, DH3 3PN

An exceptional and rarely available opportunity in the heart of Chester-le-Street, this beautifully extended and thoughtfully updated home offers a superb blend of space, comfort, and practicality across three floors. Benefitting from a loft conversion with full regulations, and an outstanding rear garden, this property is ideal for families and professionals alike.

Internally, the accommodation is both generous and well-balanced. A welcoming entrance hall leads through to the impressively spacious lounge, featuring a bay window that allows for plenty of natural light. The separate dining room offers an excellent space for both everyday meals and entertaining, with doors leading to the rear garden. The extended kitchen is well-equipped, offering ample storage and workspace, while providing direct access to the outside.

The first floor comprises three well-sized bedrooms. The re-fitted family bathroom is a standout feature, boasting a high-class finish with a separate shower and bath. The second floor is home to a superb loft conversion, providing a spacious double bedroom with an en-suite, designed and completed in line with full building regulations.

Externally, the substantial rear garden is rarely found in this location, offering a fantastic outdoor space that enjoys excellent levels of sunlight throughout the day. Additionally, the property benefits from a detached garage, as well as a garden room/home office, providing a versatile space that could be used as a study, gym, or creative studio. It also has a sink. There is also car parking for several cars via a driveway.

Located on Park Road Central, one of Chester-le-Street's most sought-after addresses, this home is a short walk from the town centre, shops, cafés, and restaurants. Excellent transport links include the A1(M) and a railway station with direct routes to Durham and Newcastle. Highly regarded schools are also nearby, making this an ideal choice for families seeking convenience and accessibility.













GROUND FLOOR

Entrance and Hallway

Lounge

19'8" x 16'0" max (6 x 4.9 max)

Dining Room

16'4" x 11'5" (5 x 3.5)

Kitchen

20'0" x 6'10" (6.1 x 2.1)

FIRST FLOOR

Landing

Bedroom

16'4" x 11'9" max (5 x 3.6 max)

Bedroom

11'9" x 11'5" max (3.6 x 3.5 max)

Bedroom

8'10" x 7'2" (2.7 x 2.2)

Bathroom

8'10" x 7'2" (2.7 x 2.2)

SECOND FLOOR

Landing

Bedroom

15'5" x 9'6" (4.7 x 2.9)

En-Suite

8'2" x 4'7" (2.5 x 1.4)

EXTERNALLY

Garden Room / Home Office

15'8" x 9'2" (4.8 x 2.8)

Garage

15'8" x 8'6" (4.8 x 2.6)

Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultrafast available

Mobile Signal/Coverage: Good/Average

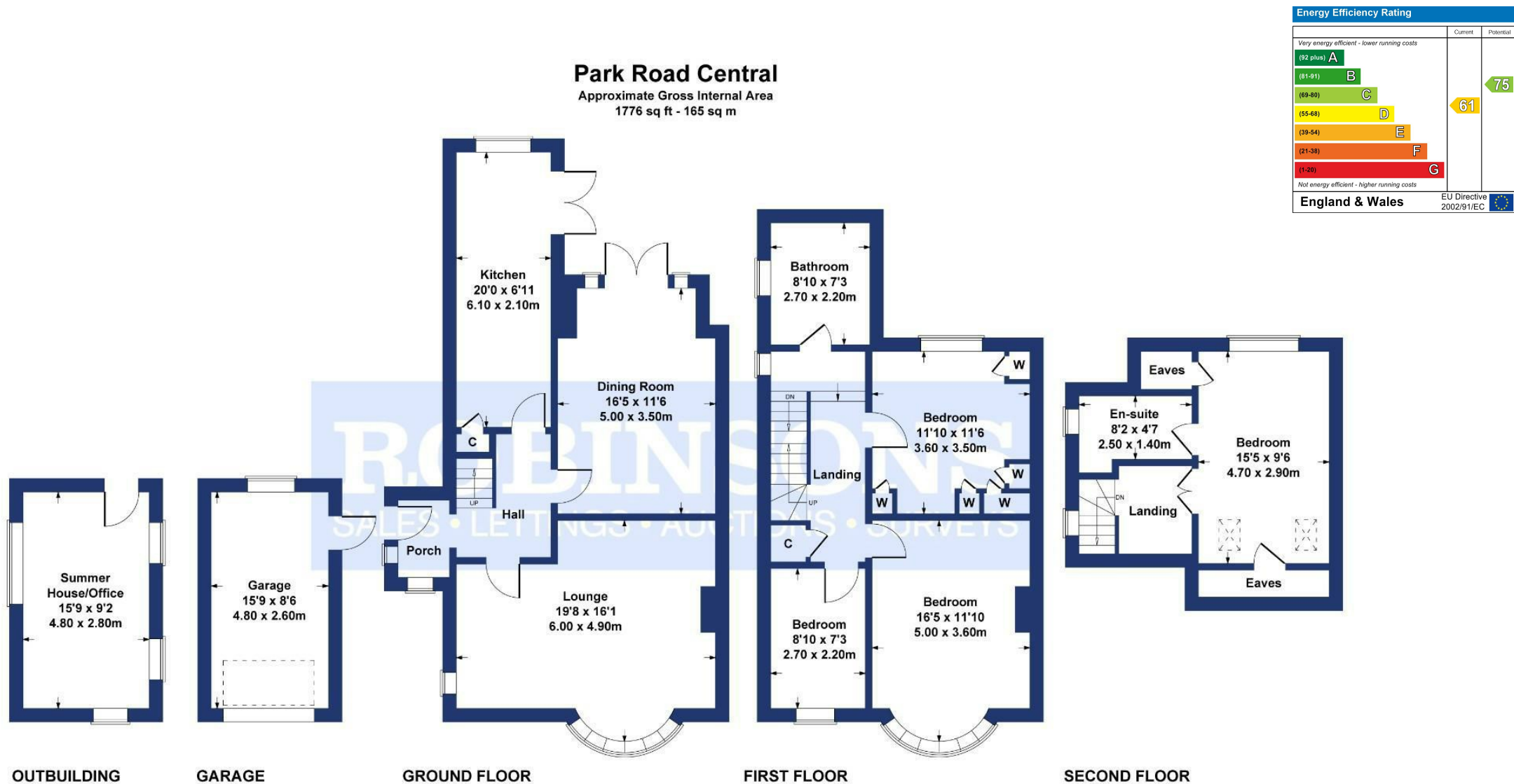
Tenure: Freehold

Council Tax: Durham County Council, Band D - Approx. £2,431 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.





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









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