



Picktree Lodge, Chester Le Street, DH3 4DH  
2 Bed - Bungalow - Detached  
£285,000

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# Picktree Lodge

## Chester Le Street, DH3 4DH

\* NO CHAIN \* CORNER PLOT \* EXTENDED FLOORPLAN \* FANTASTIC LOCATION ON HIGHLY SOUGHT-AFTER DEVELOPMENT \* RARELY AVAILABLE \* PRIVATE REAR AND SIDE GARDEN \* VERY LARGE ROOMS \*

Offered to the market with the benefit of no onward chain is this rarely available detached bungalow, occupying a superb corner plot on what has long been regarded as an exceptionally sought-after estate. With spacious rooms, an extended layout, and private gardens, this is a fantastic opportunity for a wide range of buyers.

The well-designed floorplan briefly comprises: an entrance lobby with a large storage area, an inviting lounge flowing into a spacious dining area, and a well-equipped kitchen with fitted units and ample worktop space. A door from the kitchen leads to the integral garage/utility area, offering further storage and functionality. To the side, a bright and airy garden room provides a lovely space to relax while enjoying views of the private garden. An inner hallway gives access to two generously sized double bedrooms, both well-proportioned, and a family bathroom with a separate shower.

Externally, the property boasts wraparound gardens to the front, side, and rear, with well-stocked borders, lawned areas, and a mix of paved and decked patio spaces—ideal for those who enjoy outdoor living. A driveway at the front provides parking and access to the garage/utility area.

Situated within an executive development, this highly desirable location offers the perfect balance of tranquillity and convenience. Chester-le-Street town centre is just a short distance away, offering a range of shops, supermarkets, and restaurants, as well as excellent transport links via the A1(M) and mainline rail services, making commuting to Durham, Newcastle, and beyond effortless. The area is well-served by reputable schools, medical facilities, and leisure amenities. For those who enjoy the outdoors, Riverside Park and Waldrige Fell provide scenic walking and cycling routes.























#### **Entrance Hall**

#### **Lounge**

16'4" x 14'5" (5 x 4.4)

#### **Dining Area**

11'1" x 10'5" (3.4 x 3.2)

#### **Garden Room**

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

#### **Kitchen**

13'9" x 10'2" (4.2 x 3.1)

#### **Inner Hallway**

#### **Bathroom**

9'2" x 6'10" (2.8 x 2.1)

#### **Bedroom**

15'8" x 13'9" (4.8 x 4.2)

#### **Bedroom**

13'9" x 10'2" (4.2 x 3.1)

#### **Garage / Utility**

19'0" x 10'2" (5.8 x 3.1)

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

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 13Mbps, Ultrafast 1000Mbps

Mobile Signal/Coverage: Good/Average

Tenure: 999 years lease from 1 October 1977, 952 years remaining. Ground rent approx. £35 per year.

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

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.

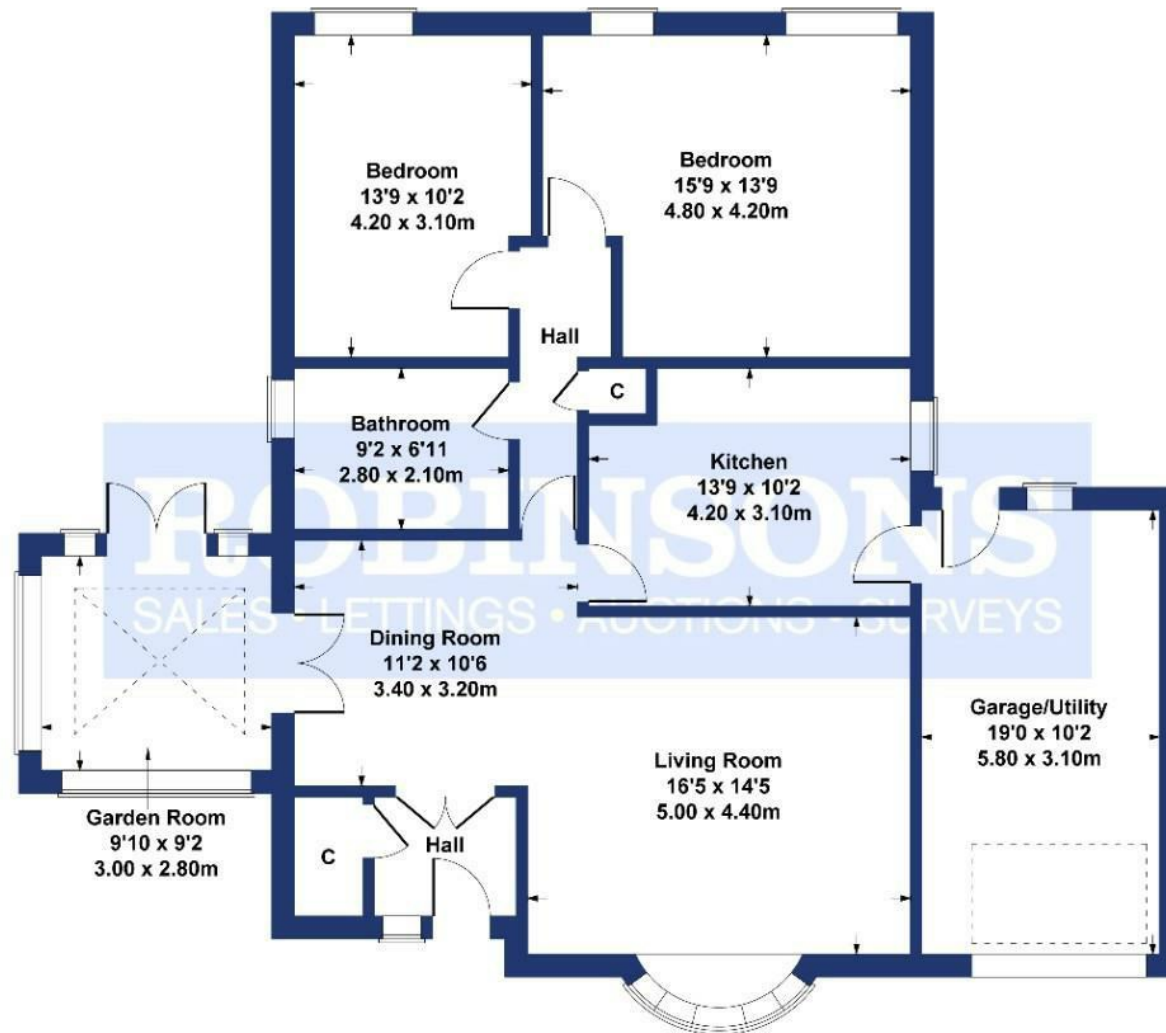






# Picktree Lodge

Approximate Gross Internal Area  
1335 sq ft - 124 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. 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) <b>A</b>		
(81-81) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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