



Eden Crescent

Chester Le Street DH3 4DR

Offers Over £320,000





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"SOLD, SUBJECT CONTRACT. SIMILAR PROPERTIES REQUIRED" ONE NOT TO BE MISSED!! Situated in this EVER SOUGHT AFTER VILLAGE LOCATION of Great Lumley, this "ROWAN" style FOUR BEDROOM DETACHED HOME overlooking a WILD MEADOW has just come to the open market. The property offers GENEROUS QUANTITIES OF LIVING ACCOMMODATION in a MODERN FORMAT with SPACIOUS LOUNGE, FITTED KITCHEN/DINING/FAMILY ROOM and GROUND FLOOR WC. To the first floor the MAIN BEDROOM has EN SUITE FACILITIES, THREE FURTHER DOUBLE BEDROOMS and a FAMILY BATHROOM. There is a LARGE GARDEN to the rear and the front overlooks a WILD MEADOW, which is delightful. AMPLE PARKING leading to SINGLE GARAGE. Call to view, so as not to miss out on 0191 3729898..

Freehold
Council Tax Band D

ENTRANCE HALL

Entered via composite door, spindled staircase leading off, storage cupboard, laminate floor, door to lounge.

GROUND FLOOR WC

Fitted with white wc, pedestal wash hand basin, part tiled walls, radiator, laminate floor.

LOUNGE

21'10" x 10'3" (6.65m x 3.12m)

Spacious living room with built in media unit, living flame effect fire, inset spotlighting, tv point, UPVC double glazed window to the front, UPVC double glazed french doors to the rear with side panels overlooking the rear garden.

KITCHEN/DINING/FAMILY ROOM

20'10" (narr 9'6") x 19'4" (narr 6'10") (6.35m (narr 2.90m) x 5.89m (narr 2.08m))

Fitted with an excellent range of Winter White wall/base units, ample worktops, stainless steel sink unit and drainer, mixer tap, mirrored splashbacks, built in gas hob/oven/extractor, integrated fridge/freezer/dishwasher, housed central heating boiler, inset spotlighting UPVC double glazed window/UPVC double glazed french doors to garden. Family room area has inset spotlighting, mirrored wall, radiator and laminate floor.

FIRST FLOOR

Landing with storage cupboard housing boiler.

BEDROOM 1

12'5" x 10'6" (3.78m x 3.20m)

With radiator, UPVC double glazed window.

EN SUITE

Fitted with 1.1/2 size shower cubicle housing shower, vanity wash hand basin, wc, half tiled walls, inset spotlighting, laminate floor, UPVC double glazed window.

BEDROOM 2

11'5" x 10'6" (3.48m x 3.20m)

With radiator, tv point, UPVC double glazed window.

BEDROOM 3

10'9" x 8'6" (3.28m x 2.59m)

With radiator, tv point, UPVC double glazed window.

BEDROOM 4

10'5" x 8' (3.18m x 2.44m)

With radiator, UPVC double glazed window.

FAMILY BATHROOM/WC

Fitted with white suite comprising of panelled bath, vanity wash hand basin, wc, part tiled walls, radiator, laminate floor, UPVC double glazed window.

OUTSIDE

To the front there is a lawned garden which is well kept and this home has the benefit of facing onto a wild meadow.

Whilst to the rear there is a fence enclosed lawned garden with paved patio area, raised bed, power point, tap, access.

Block paved driveway suitable for two/three vehicles leading to the garage.

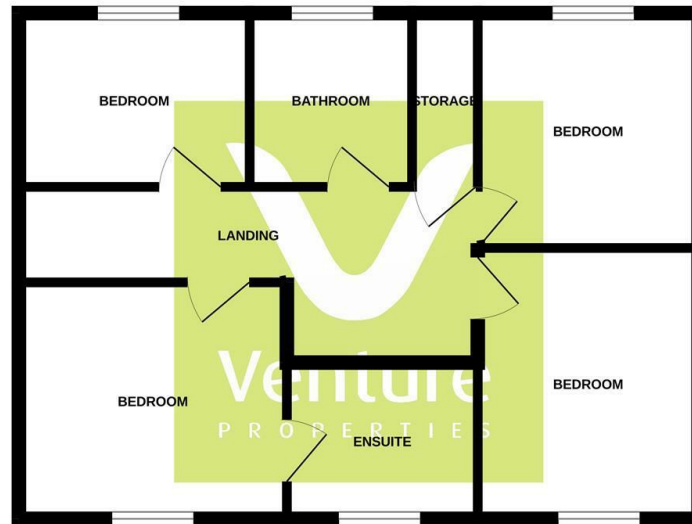
GARAGE

With metal up and over door, light, power and storage possibilities above.

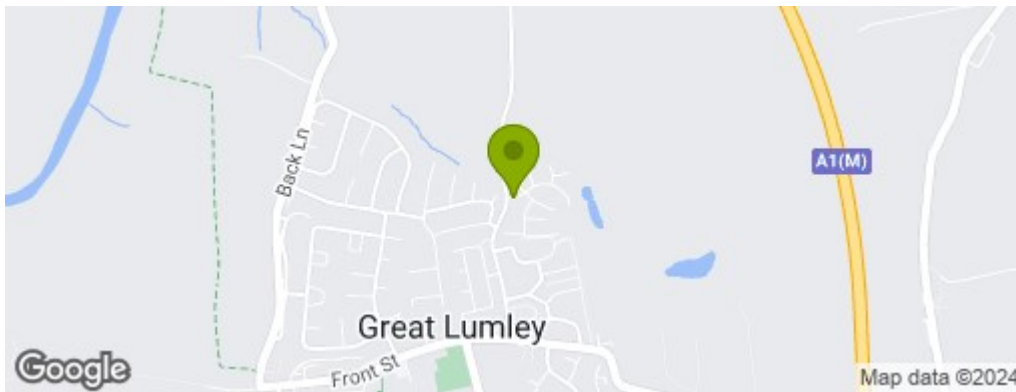
NOTES

The clients pay £100 per annum for the upkeep of the meadow to the front.

FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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