



Kensington Way

Chester Le Street DH2 2BF

£279,950





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AN EXECUTIVE STYLE FOUR BEDROOM DETACHED HOME situated on this EVER POPULAR RESIDENTIAL DEVELOPMENT in Newfield. The property offers GENEROUS QUANTITIES OF LIVING ACCOMMODATION, OPEN PLAN KITCHEN/DINING ROOM with BUILT IN APPLIANCES, SEPARATE UTILITY and GROUND FLOOR WC. To the first floor there is a MAIN BEDROOM with EN SUITE FACILITIES, THREE FURTHER BEDROOMS and a REFITTED WHITE BATHROOM/WC. GAS CENTRAL HEATING VIA RADIATORS, UPVC DOUBLE GLAZED WINDOWS, BLOCK PAVED DRIVEWAY SUITABLE FOR TWO VEHICLES and a LARGE GARDEN. EARLY VIEWING IS ESSENTIAL TO APPRECIATE AND SECURE, CALL 0191 3729898...

EPC rating to be confirmed
Council tax band E
Freehold

ENTRANCE HALL

Entered via composite door, laminate floor, stairs leading off, door to lounge.

LOUNGE

16' x 11'1" (4.88m x 3.38m)

Fitted with wall mounted electric fire, coving, radiator, laminate floor, panelled wall, UPVC double glazed window.

KITCHEN/DINING ROOM

18'4" x 10'4" (5.59m x 3.15m)

Fitted with an excellent range of wall/base units, ample worktops, 1.1/2 bowl stainless steel sink unit and drainer, mixer tap, tiled splashbacks, built in oven/hob/extractor, breakfast bar, storage cupboard, inset spotlighting, coving, panelled wall to dining section, vertical radiator, UPVC double glazed window/french doors to garden.

FAMILY ROOM

10'9" x 8'8" (3.28m x 2.64m)

Converted from part of the garage. Fitted with TV point, laminate floor. Door to storage area (part of the garage).

UTILITY

Fitted with plumbing for automatic washing machine, worktop, tiled splashbacks, radiator, wall mounted central heating boiler, part glazed external door to side access.

GROUND FLOOR WC

Fitted with white low level wc, vanity/storage wash hand basin, tiled splashbacks, heated towel rail, UPVC double glazed window.

FIRST FLOOR

Landing with spindled balustrade, loft access, radiator.

BEDROOM 1

13'10" narrowing, x 12'4" plus wardrobes (4.22m narrowing, x 3.76m plus wardrobes)

Fitted wardrobes, storage cupboard, radiator, UPVC double glazed window.

EN SUITE

Fitted with shower cubicle housing shower, low level white wc, pedestal wash hand basin, chrome effect heated towel rail, extractor, tiled splashbacks, UPVC double glazed window.

BEDROOM 2

11'11" x 9'4" (3.63m x 2.84m)

With radiator, UPVC double glazed window.

BEDROOM 3

11'8" x 10" (3.56m x 3.05m)

With radiator, UPVC double glazed window.

BEDROOM 4

9'5" x 6' (2.87m x 1.83m)

With radiator, UPVC double glazed window.

BATHROOM/WC

Refitted white suite comprising of panelled bath with shower over, shower screen, pedestal wash hand basin, low level wc, chrome heated towel rail, pvc walls and ceiling, UPVC double glazed window.

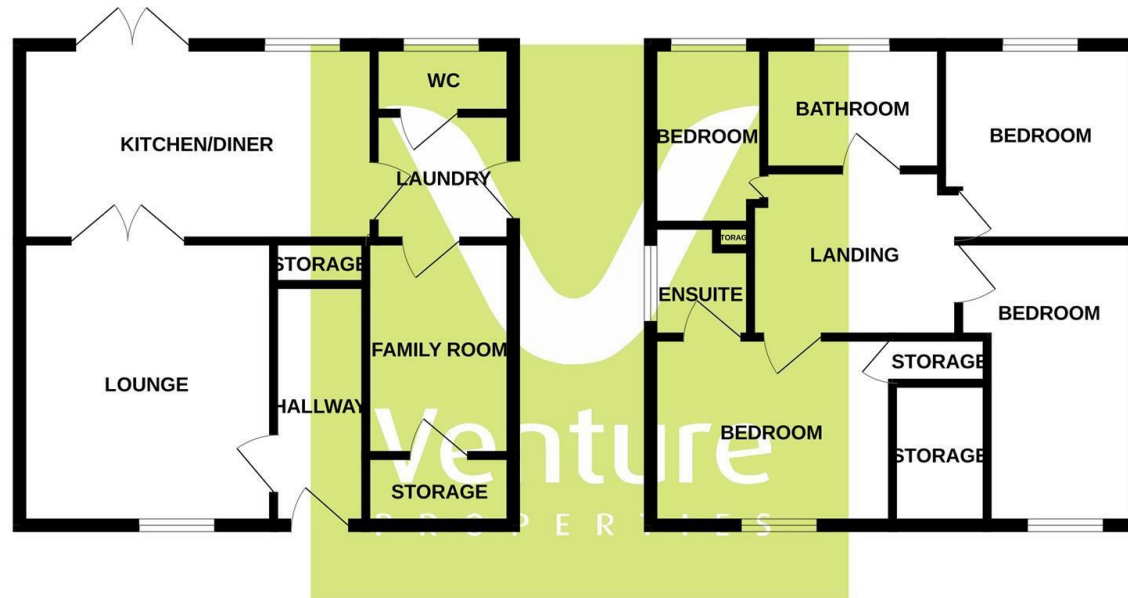
OUTSIDE

To the front there is an open plan lawned garden, outside lighting, block paved double driveway leading to garage.

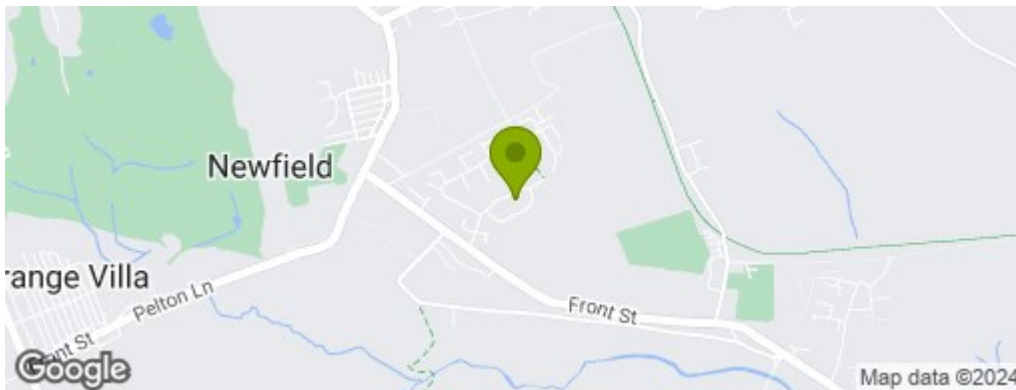
Whilst to the rear there is a large, fence enclosed lawned garden with summerhouse, paved patio area, ornamental lighting, tap, power point, security lighting and access.

GARAGE

This is now a family room and storage. However the door is still in situ, so this could easily be converted back, if required.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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