



**Hylands Close**  
Chester le Street DH3 2EG  
**£264,950**







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# Hylands Close

Chester le Street DH3 2EG



Nestled in the highly sought-after Avant development on Hylands Close, Chester-le-Street, this immaculately presented three-bedroom detached house is a true gem. With its spacious living accommodation and modern design, it is perfect for families or those seeking a comfortable home.

Upon entering, walk through entrance hall, then you are greeted by a welcoming lounge that boasts bifold doors, seamlessly connecting the indoor space to the landscaped rear garden. The superbly fitted white kitchen is equipped with built-in appliances and features a dining area, making it an ideal space for entertaining guests or enjoying family meals. Additionally, the property includes a convenient utility space and a ground floor WC, enhancing its practicality.

The first floor comprises three generously sized double bedrooms, with the main bedroom featuring fitted wardrobes and en suite facilities for added privacy. The luxuriously appointed white bathroom, complete with a WC and shower, serves the additional bedrooms, ensuring comfort for all.

Externally, the property benefits from a double

block-paved driveway that provides parking for two vehicles, leading to a single garage. The gardens at both the front and rear are well-maintained, offering a pleasant outdoor space to relax and unwind.

With excellent road links via the A1M and convenient bus services to Newcastle, this home is ideally situated for those commuting or wishing to explore the surrounding area. Offered with no onward chain, this property is ready for you to move in and make it your own. Don't miss the opportunity to view this stunning home in Chester-le-Street.

Freehold  
Council tax band D  
EPC rating B

## ENTRANCE HALL

## LOUNGE

14'2" plus staircase x 13'8" (4.32m plus staircase x 4.17m)

## KITCHEN/DINER

14'3" x 8'9" (4.34m x 2.67m)

## UTILITY SPACE

## GROUND FLOOR WC

## FIRST FLOOR

### BEDROOM 1

11'6" plus robes x 7'10" (3.51m plus robes x 2.39m)

### EN SUITE

### BEDROOM 2

10'9" (narrowing) x 9'11" (narrowing) (3.28m (narrowing) x 3.02m (narrowing))

### BEDROOM 3

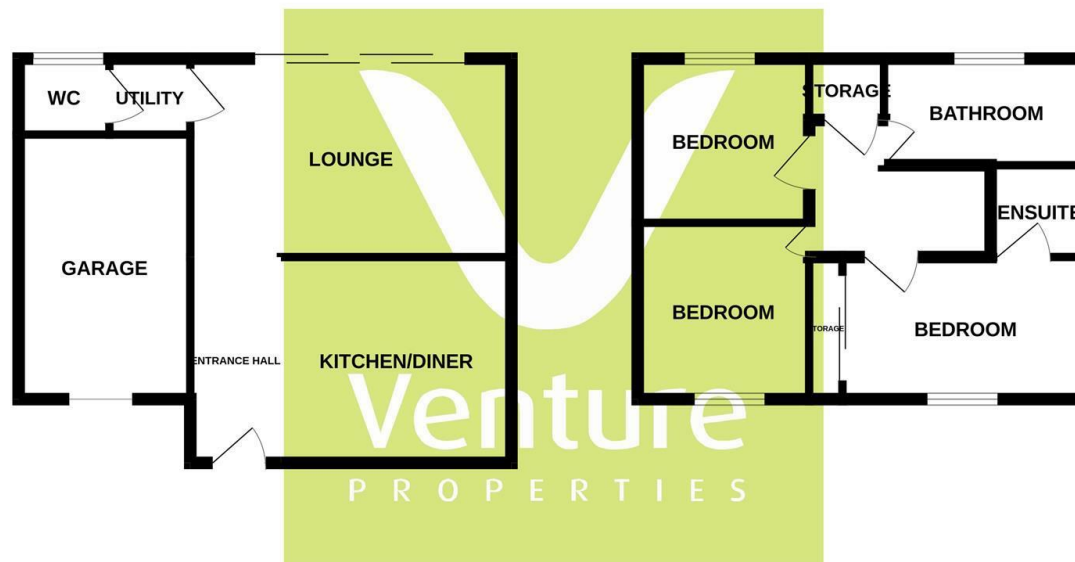
10'8" x 10'8" max (3.25m x 3.25m max)

## BATHROOM/SHOWER/WC

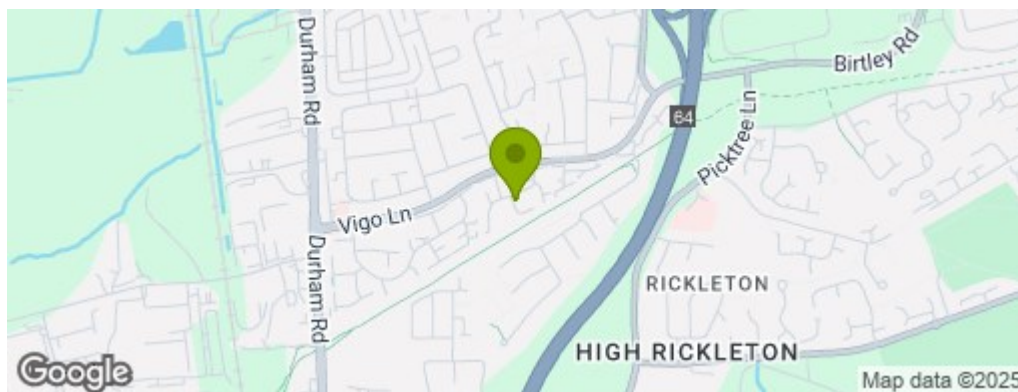
## OUTSIDE

## GARAGE





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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## Property Information

**0191 372 9898**

Suite 6, 15 North Burns, Chester-le-Street, County Durham, DH3 3TF  
[sales.cls@venturepropertiesuk.com](mailto:sales.cls@venturepropertiesuk.com)