

# COPELAND RESIDENTIAL

## SALES & LETTINGS



### Highbury Close, Chester le Street, DH3

Asking Price

**£246,000**

Luxurious 3 / 4 Semi Detached Townhouse  
Stunning Avant Fitments  
Good Sized Rear Garden  
Drive & Garage To Side  
Excellent Transport Links Closeby



TELEPHONE: 0191 389 4966

E-MAIL: [copelandsaleslettings@gmail.com](mailto:copelandsaleslettings@gmail.com)

WEBSITE: [www.copelandresidential.co.uk](http://www.copelandresidential.co.uk)

COPELAND RESIDENTIAL 5 Ashfield Terrace, Chester le Street, Durham DH3 3PD.

# COPELAND RESIDENTIAL

## SALES & LETTINGS

SUPERB SUTTON STYLE TOWN HOUSE. 3 DOUBLE BEDROOMS. 2 RECEPTION AREAS. ULTRA MODERN KITCHEN. ELECTRIC CAR CHARGE POINT.

Upgraded by the current vendors, this superb Avant, Sutton style executive home offers great space along with a flexible layout. Large polished floor tiles have been installed to the hallway and lead throughout the ground floor open plan living / dining and kitchen area. The ultra modern kitchen boasts a range of integrated appliances with gas hob, electric oven, microwave, hot plate, dishwasher and fridge freezer complimented by a stunning range of wall and base units. Bi-fold doors are installed to the living area leading to a family sized rear garden. Ground floor WC facilities can also be found, comprising of a floating hand basin and WC. A large storage / utility cupboard flows from the living area which provides ample space for a washing machine, dryer along with cloakroom hanging space.

To the 1st floor a 2nd reception room / potential bedroom 4 is available providing that extra family living space, bedroom 1 is to the 1st floor also which offers fitted wardrobes and leads to a stunning en-suite shower room which is complimented with part tiled walls. Stairs flow to the 2nd floor where a further 2 double bedrooms and family bathroom can be found. Both bath and shower facilities are to the family bathroom complimented again by part tiled walls.

Externally there's a lovely sized rear garden, a paved patio has been installed along with a well kept lawn and raised decking area. A double length driveway leads to a single garage with light/power and up and over door. An electric car charge point is installed to the gable end.

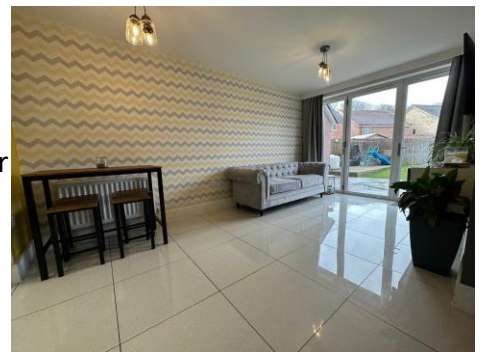
Vanbrugh Gate is a recently constructed development by Avant Homes. This Sutton style property offers the standard of fitments that Avant are renowned for with that ultra modern finish. Properties of this style rarely become available, therefore an early viewing is highly recommended. Excellent transport link connect to Chester le Street, Washington and the A1 motorway to link you throughout Co Durham, Newcastle and Wearside.

Property comprises.

Ground Floor Hallway. Double glazed window to front, polished tiled flooring, radiator, smoke alarm and stairs to 1st floor.

Open Plan Kitchen, Dining / Sitting Room. 27'9 x 13'6 reduce to 9'4 (8.49m x 4.13m) Double glazed Bi-fold doors to rear, double glazed window to front, ultra modern wall and base units, integrated gas hob, electric oven, warm drawer, extractor hood, microwave, fridge / freezer and dishwasher, kick board heater, polished tiled flooring, radiator, spot lights to ceiling. The Bi-folds lead to the rear garden.

Storage / Utility cupboard with plumbed for washing machine, tumble dryer, hanging space for coats and shoe storage.



# COPELAND RESIDENTIAL

## SALES & LETTINGS

Ground Floor WC. 6'11 x 5' (2.1m x 1.51m) Double glazed widow to rear, floating sink unit, WC, radiator, extractor fan and part tiled walls.

1st Floor Landing double glazed window to front, smoke alarm and stairs to 2nd floor.

Bedroom 1. 12'1 x 9'6 (3.68m x 2.90m) Double glazed window to rear, radiator and fitted wardrobes.

En-suite. 8' x 4'9 (2.44m x 1.45m) Double glazed window to rear, shower enclosure with main supplied shower, vanity sink unit, hand basin, heated towel rail, part tiled walls, spot lights to ceiling and extractor fan.

Reception 2. 14'7 x 10'1 (4.45m x 3.07m) Double glazed window to front, radiator and tv point.

2nd floor

Bedroom 2. 13'4 x 11'3 (4.07m x 3.42m) Double glazed window to front, radiator and tv point.

Bedroom 3. 12'2 x 9'4 (3.7m x 2.86m) Double glazed window to rear, radiator and tv point.

Family Bathroom. 7'4 x 6'10 (2.23m x 2.09m) Double glazed window to rear, bath with shower over, vanity sink unit, WC, part tiled walls, heated towel rail, spot lights to ceiling and extractor fan.

Garage. 19'6 x 8'11 (5.95m x 2.71m) Up and over door, lights and power.

Externally a superb sized rear garden is available with a paved patio, lawn and raised decking area. A path to the side leads to a double length driveway, electric car charge point. A small garden is to the front with a variety on shrubs.





# COPELAND RESIDENTIAL

## SALES & LETTINGS

