

COPELAND RESIDENTIAL

SALES & LETTINGS



Fleetham Close, Chester Le Street, DH2

Asking Price

£249,950

Priced To Sell, Chain Free
4 Bedroom Detached House
Executive Cul De Sac Location
Bedroom 1 With En-Suite
Open Plan Lounge / Dining Room
Garage
Front & Rear Gardens



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Chain Free Sale, 4 Bedroom Detached House, Open Plan Lounge / Dining Room, Cul de Sac Location. Priced To Sell

Offered with a the benefit of NO CHAIN, this immaculate 4 bedroom detached house is priced to sell and offers ample living space to both ground and 1st floor levels. Situated within a cul de sac location, Fleetham Close is an excellent location for families wishing to live in this executive area of Chester le Street.

A bright and airy hallway greets you upon entering the property and also provides access to the single garage. Located to the rear an open plan lounge / dining room provides a great family space, measuring over 22' x 16' this lovely space also boasts a superb sized 'Bay' style window and French doors over looking the rear gardens. Located to the front of the property the kitchen provides a wide range of wall and base units along with additional base units for extra storage. Integrated cooking appliances are available and the vendors are also willing to include a dishwasher, fridge freezer and washing machine within the sale if required.

To the 1st floor the spacious landing with feature stained glass window leads to all 4 bedrooms and the modern family bathroom. A pull down ladder allows access to the attic which we have been advised is part boarded and has the benefit of lighting installed. Large mirrored wardrobes are fitted to bedroom 1 which is also complimented by a modern fully tiled en-suite shower room with a walk-in shower enclosure. Both bath and shower facilities are to the family bathroom.

Externally, gardens are to the front and rear. The front aspect is lawned and a driveway leads to the garage. A path to the side leads to the rear garden. A good sized stone patio is to the rear along with a family lawned garden. A variety of child's slides and swings are currently in the rear garden, again these could remain if needs be.

Fleetham Close is a small cul de sac located off Falstone Drive. Located on the fringe of Chester le Street also provides easy access to the A167 providing excellent links to Durham and the A1 motorway.

Property comprises.

Entrance Hall. Accessed via a Upvc double glazed door, tiled flooring, door to garage and radiator.

Lounge / Dining Room. 22'7 x 16'6 (reducing to 11'11) (6.89m x 5.02m (reducing to 3.64m) 'Bay' double glazed window to rear, French doors to rear, 2 x radiators, tv point, under stairs cupboard, coving and stairs to upper floor.

Kitchen. 9'10 x 9'8 (3m x 2.95m) Double glazed window to front, wide range of wall and base units, integrated gas hob, electric oven, extractor hood, plumbed for washing machine, space for dishwasher, space for fridge freezer, ceramic sink, mixer taps and laminate flooring.

Ground Floor WC. Double glazed window to front, WC, hand basin, tiled flooring and radiator.



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1st Floor Landing. Stained glass window to side, smoke alarm, loft access (we have been advised a pull down ladder, part boarded floor and a light are installed)

Bedroom 1. 11'4 x 11'2 (3.44m x 3.39m) Double glazed window to front, radiator, fitted sliding wardrobes and tv point.

En-Suite. 5'7 x 4'7 (1.70m x 1.39m) Double glazed window to front, shower enclosure with electric shower, WC, hand basin, chrome heated towel rail, fully tiled walls, tiled flooring and shaver point.

Bedroom 2. 12'5 x 8'9 (3.78m x 2.67m) Double glazed window to rear and radiator.

Bedroom 3. 9'4 x 8'6 (2.83m x 2.59m) Double glazed window to rear, radiator. We have been advised that the wardrobe could remain if required.

Bedroom 4. 9'6 x 7' (2.90m x 2.14m) Double glazed window to rear and radiator.

Bathroom. 5'10 x 5'5 (1.79m x 1.63m) Double glazed window to rear, bath with chrome mixer tap and shower hose, electric shower over bath, glass shower screen, floating hand basin, WC, fully tiled walls, tiled flooring and heated towel rail.

Garage. 16'7 x 8'3 (5.06m x 2.51m) Up and over door to front, access to side path and hallway, lights and power.

Externally. A lawned garden is to the front, water tap and a driveway leading to the garage, a gated path to the side leads to a rear garden which offers a stone patio, lawned garden, range of trees and shrubs and edged planting areas.



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