

# COPELAND RESIDENTIAL

## SALES & LETTINGS



### Stainmore Drive, Great Lumley, DH3

Asking Price

**£425,000**

Executive Detached Home

3 Reception Areas

Orangery Style Conservatory

Principle Bedroom With Bath En-Suite & Dressing Room

Westerly Facing Rear Gardens With Summer House And Greenhouse

Double Drive & Double Garage

Bathroom



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

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EXECUTIVE 4 BEDROOM HOME, 3 RECEPTION AREAS, 22' KITCHEN / BREAKFAST ROOM. PRINCIPLE BEDROOM SUITE WITH DRESSING ROOM & EN-SUITE BATHROOM.

An extensive executive 4 bedroom detached family home which includes a superb family kitchen / breakfast room and private west facing gardens with an 'Orangery' style conservatory, principle bedroom suite with dressing room and a full en-suite bathroom, situated in prime residential area of Great Lumley, Chester le Street.

This substantial four bedroom detached executive house with double garage is located in the prestigious development which should appeal to many buyers. The property offers extensive living space with 3 reception areas, 21'10 family kitchen / breakfast room which opens to the rear conservatory.

The entrance hallway leads to lounge, an excellent sized room with 'Bay' style window perfect for family festive tree. Complete with a grand fireplace with gas fire to add to the charm and style of this large but cosy room. A formal dining room offers dual access from either the kitchen / breakfast room or from the extended conservatory. An abundance of natural light floods into the property from the front easterly and rear westerly aspects.

To the 1st floor, 4 bedrooms can be found along with a stunning family bathroom. The principle bedroom certainly offers something different with a full en-suite offering both bath & shower facilities along with a separate dressing room with ample wardrobe space and room for dressing tables etc. 2 of the further bedrooms also boast fitted wardrobes.

Externally the rear gardens offer several areas to soak up the privacy and the westerly aspect. A tranquil decking area is complimented by a Pergola which sits perfectly into a corner of the garden, whilst a paved patio area is also provided. A summer house is to remain which is a perfect spot to enjoy a glass of wine and a good book. The mature garden offers a wide range of planting areas along with a greenhouse which would also remain. The front garden is a range manageable sized trees, hedge and pebbled garden again provides a private feel. A double width driveway leads to a double garage with an electric roller door and also provides additional space for laundry facilities.

Stainmore Drive forms part of the exceptionally popular modern development at Great Lumley. The village offers access to a range of local schools and amenities and has the benefit of being adjacent to open countryside whilst offering easy access to Chester-le-Street and beyond to other major regional centres including Durham City, Gateshead, Newcastle upon Tyne and Sunderland.

VIEWING BY APPOINTMENT ONLY

Tenure: Leasehold with original 999 years lease with £30 per annum ground rent

Property comprises





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Entrance Hallway. With a stunning hardwood door with stained glass window, wood flooring, radiator and stairs to 1st floor.

Ground Floor WC with hand basin, wood flooring and extractor fan.

Lounge. 16'8 x 14'4 (5.08m x 4.37m) 'Bay' style window to front, fireplace with gas fire, radiator, coving and tv point.

Dining Room. 14'4 x 10'4 (4.36m x 3.14m) Open to conservatory, wood flooring, radiator, coving and French doors to Pergola area.

Kitchen / Breakfast Room. 21'10 x 8'11 (6.65m x 2.71m) French doors to conservatory, double glazed window to rear, integrated ceramic hob, electric oven and extractor, dishwasher, space for fridge freezer, twin sinks, mixer tap, heated towel rail, tiled flooring to kitchen area, wood flooring to breakfast area, TV and telephone point.

Conservatory. 11'8 x 10'10 (3.55m x 3.29m) 2 sets of French doors to rear, double glazed windows to both sides, 2 x radiators, wood flooring and extends along to open up with the dining room.

1st Floor Landing. Loft access and smoke alarm.

Principle Bedroom. 18'8 x 9'6 (5.69m x 2.90m) 'Bay' window to front, radiator, tv and telephone point. (Advised TV would remain)

En-Suite Bathroom. 6'6 x 6'5 (1.98m x 1.96m) Double glazed window to rear, bath with shower over, vanity sink unit, WC, fully tiled walls, radiator and tiled flooring.

Dressing Room. 8'4 x 8'3 (2.54m x 2.53m) Double glazed window to front, comprehensive range of fitted wardrobes and radiator.

Bedroom 2. 13'2 x 8'3 (3.96m x 2.43m) 'Bay' window to front, fitted wardrobes, fitted dressing table, TV, radiator and built in cupboard over the stairwell.

Bedroom 3. 10'4 x 8'9 (3.14m x 2.66m) Double glazed window to rear, fitted wardrobes and radiator.

Bedroom 4. 8' x 7'10 (2.45m x 2.38m) Double glazed window to rear and radiator.

Family Bathroom. 8'2 x 6'4 (2.50m x 1.93m) Double glazed windows to rear, corner bath with shower attachment, WC, hand basin, part tiled walls, tiled flooring and spot lights to ceiling.

Garage. 14'4 x 12'1 (4.37m x 3.67m) Electric roller door, light & power, plumbed for washing machine, tumble dryer and freezer.

Externally. The rear gardens are westerly facing, timber decked area with Pergola, paved patio, lawns, planting areas, trees and hedges, summerhouse, greenhouse, storage area to side of house and a path to the side. The front garden is pebbled with maintained hedges, variety of trees and shrubs. A double width driveway leads to the garage.



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