

COPELAND RESIDENTIAL

SALES & LETTINGS



Falstone Drive, Chester Le Street, DH2

Asking Price

£375,000

Highly Desirable Estate
Extended Detached Property
4 Bedrooms
3 Receptions Rooms
Log Burner
Master Ensuite
Utility
Large Drive



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Located on the desirable WALDRIDGE PARK estate sits this amazing 4 BEDROOM DETACHED on Falstone Drive. This beautifully appointed, extended home offers an exceptional opportunity for family living. With an asking price of £375,000, the property provides a generous and versatile layout with an excellent flow, ideal for modern lifestyles. With four well-proportioned bedrooms and three contemporary bathrooms, this home delivers both space and comfort in equal measure. Upon entering, you are welcomed into a bright and well-proportioned entrance hall which leads onto a lounge, additional sitting room, kitchen/diner with snug area, utility, WC and stairs to the first floor. Go through to the kitchen/diner to be greeted with a superb extension to the rear with snug area and log burner, which in turn has an open plan aspect via internal bi-folding French doors leading to a spacious lounge, providing a desirable flow and ample space for formal entertaining, relaxed family gatherings and a home office setup. The interiors are finished to a high standard throughout, offering a warm and inviting atmosphere. The modern kitchen is well-equipped with quality fittings with ample storage, includes an island and excellent appliances such including an induction hob, integrated dishwasher and instant hot water tap, seamlessly blending form and function for the discerning buyer. Externally, the property benefits from a spacious and private garden, ideal for outdoor dining and leisure, as well as a large driveway to the front and a garage for storage. Falstone Drive is located in a quiet and well-maintained suburb on the outskirts of Chester-le-Street, offering a peaceful setting whilst remaining within easy reach of essential amenities. Nearby, there is a choice of well-regarded primary and secondary schools, making it an ideal home for families. Local supermarkets, including Tesco and Morrisons, are less than a 10-minute drive away, ensuring everyday convenience. For leisure and recreation, Chester Le Street Leisure Centre is situated nearby, offering a variety of fitness facilities, swimming pools and sports classes.

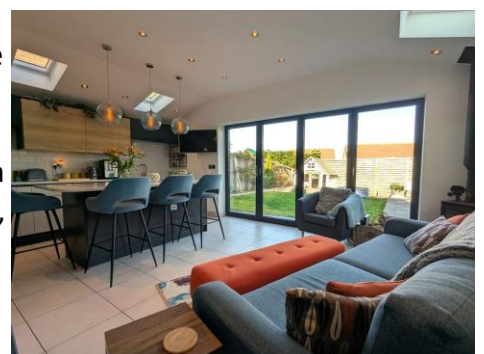
Healthcare needs are well served, with a GP practice and pharmacy in the immediate area, and the University Hospital of North Durham is approximately a 15-minute drive away. Commuters will appreciate the excellent transport links, with Chester Le Street railway station just over a mile from the property, providing direct services to Newcastle upon Tyne, Durham and beyond. Newcastle International Airport is also within easy reach, approximately a 30-minute drive, making both domestic and international travel convenient.

This detached home on Falstone Drive represents a fantastic opportunity to secure a spacious and well-located property in one of Chester Le Street's most sought-after neighbourhoods. Early viewing is highly recommended to fully appreciate the space, setting and lifestyle on offer.

Tenure: Freehold

Council Tax Band: D

EPC In Progress



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Room Description

Porch - Enter via a UPVC front door into a porch area with laminate flooring, leading to a hallway via an internal French door.

Hallway - Generous hallway with laminate flooring, offering access to (clockwise) a study, carpeted staircase to the first floor, WC, kitchen/diner, lounge and utility. Wall mounted custom radiator.

Lounge - 14'2 x 11'7 (4.34m x 3.58m) - A spacious carpeted lounge with internal bi-fold doors looking out onto the snug area in the extension. Gas fireplace and wall mounted radiator.

Sitting Room - 10'9 x 8'6 (3.33m x 2.63m) - A second reception room currently used as a study/office, with 2 front-facing UPVC double glazed windows and wall mounted radiator.

Utility - 6'4 x 6'9 (1.97m x 2.12m) - Built into the rear of the garage with laminate flooring, ample 'floor-to-ceiling' fitted units, a work surface with space for a freestanding washing machine, enclosed combination boiler.

WC - Stylish ground floor WC with tiled flooring, toilet and wash basin, side-facing UPVC double glazed window and wall mounted radiator.

Kitchen/Diner/Snug - 26'1 x 9'3 opening to 19' (7.97m x 2.86m opening to 5.81m) - The heart of the house! A stunning arrangement with tiled flooring, we first come upon a large dining area with a side-facing UPVC double glazed window, which leads onto an extension with a stunning kitchen range complete with island along with a snug area. The kitchen offers ample storage and work space with its many fitted units and sleek quartz work surfaces. Integrated appliances include a twin oven, induction hob with overhead extractor and dishwasher along with space for a freestanding American fridge/freezer. A stainless steel one-and-a-half sink with a mixer tap which provides instant boiling water and 2 wall mounted custom vertical radiators.

First Floor Landing - Carpeted landing with a side-facing UPVC double glazed window. Offering access to 4 well-proportioned bedrooms, a family bathroom, built-in cupboard and loft hatch.

Bedroom One - 11'3 x 9'4 (3.46m x 2.87m) - A carpeted master bedroom with a stunning front-facing UPVC double glazed feature window.

Recently installed fitted wardrobes and matching dressing table. Wall mounted radiator and access to an ensuite.

Ensuite - 5' x 4'3 (1.53m x 1.33m) - A modern and stylish ensuite with white marble effect Luxury Vinyl Tile (LVT) flooring and matching cladding splashback to the shower unit along with a stunning parquet style tiled splashback over a wash basin with matt copper finished tap and matching rainfall style shower. Access to a toilet also, side-facing UPVC double glazed window and wall mounted heated towel rail with a black matt finish. Extractor fan.

Bedroom Two - 10' x 10'2 (3.07m x 3.11m) - Carpeted bedroom with a rear-facing UPVC double glazed window and wall mounted radiator.

Bedroom Three - 8'2 x 10'9 (2.52m x 3.34m) - Laminate flooring with a rear-facing UPVC double glazed window and wall mounted radiator.



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Bedroom Four - 6'4 x 9'5 (1.97m x 2.92m) - Currently used an office, laminate flooring with 2 front-facing UPVC double glazed window and wall mounted radiator.

Family Bathroom - 4'9 x 7'7 (1.52m x 2.37m) - Tiled flooring and splashback with access to a toilet, vanity unit with fitted wash basin and bath with jetstreams and mixer supplied shower. Side-facing UPVC double glazed window, wall mounted heated towel rail and extractor fan.

Exterior - Large block paved drive for 2 cars and small lawn to the front with access to garage area via an up and over door for storage. Gated side access to the rear. Large private garden to the rear with patio area.



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