

COPELAND RESIDENTIAL

SALES & LETTINGS



Elsdon Close, Chester Le Street, DH2

Asking Price

£369,950

Highly Desirable Estate
4 Bedroom Detached
2 Reception Rooms
Extended Kitchen/Diner
Utility + WC
Master Ensuite
South-Facing Garden
Off-Street Parking For Multiple Vehicles



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

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Presented to the market at an asking price of £369,950, this beautifully appointed four-bedroom detached house offers a superb opportunity for families and professionals alike. Situated on the peaceful and sought-after Elsdon Close in Chester Le Street, the property combines generous living space with excellent local amenities, all set within a quiet, residential cul-de-sac.

The home has been thoughtfully designed, featuring two well-proportioned reception rooms as well as a dining area in an extension to the far side of the kitchen, that are ideal for both entertaining and relaxing. The modern kitchen is fitted with quality units and contrasting granite work surfaces, offering ample storage and workspace along with an integrated microwave and dishwasher as well as a freestanding electric range cooker with a fitted overhead extractor. There are three contemporary bathrooms, including a spacious ensuite to the master bedroom, ensuring comfort and convenience for all residents. All four bedrooms are light, spacious and tastefully decorated, making them ready for immediate occupation.

Externally, the property benefits from a south-facing private rear garden with hot tub area, ideal for summer gatherings or tranquil mornings while to the front there is generous off-street parking for multiple vehicles. The neighbourhood itself is a welcoming and quiet environment, perfect for families.

Convenience is a key feature of this property's location. Within just one mile is Chester Le Street railway station, offering regular connections to Newcastle, Durham and beyond. Several supermarkets are situated nearby, including a large Tesco Extra and Aldi, both approximately five minutes' drive away. A wide selection of local schools, including both primary and secondary options with commendable Ofsted reports, are within walking distance or a short commute.

Fitness and leisure facilities are also close at hand, with Chester Le Street Leisure Centre offering swimming, gym and sports classes less than a mile from the property. Healthcare needs are well catered for, with multiple GP practices and Chester Le Street Community Hospital nearby.

Newcastle International Airport is easily accessible by car, approximately 20 miles to the north, making this an ideal base for those who travel frequently.

This home truly offers the ideal blend of modern living, convenience, and comfortable family life. Early viewing is highly recommended to fully appreciate the appeal and potential of this attractive residence. Tenure: Freehold

Council Tax Band: E

EPC In Progress

Room Descriptions

Entrance Hall - Enter via a composite front door into a spacious entrance hall with laminate wood flooring, offering access to a lounge, kitchen with an extended dining area, study, utility, WC, carpeted staircase to the first



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floor and ample storage via a built-in cupboard and separate fitted cupboards. Enclosed wall mounted radiator.

Lounge - 15'6 x 13'6 (4.77m x 4.16m) - Spacious carpeted lounge with a rear-facing bay aspect presented with UPVC double glazed windows and double French doors looking out onto the rear garden. Gas fireplace as centrepiece and 2 wall mounted radiators.

Kitchen/Diner - 24'1 x 10'1 opening to 12'5 (7.35m x 3.09m opening to 3.83m) - A generously proportioned kitchen space leading to an extension at the far side for a dining area and snug. With laminate wood flooring throughout, the kitchen offers ample storage with many fitted base and wall units with a sleek white gloss finish and contrasting black granite work surfaces. A freestanding electric range cooker as centrepiece with an overhead fitted extractor and glass splashback. Integrated microwave and dishwasher as well as space for a freestanding American style fridge/freezer. Stainless sink with mixer tap. Down lighting and plinth lighting. Rear-facing UPVC double glazed windows and bifolding patio doors looking out onto the rear garden. 2 wall mounted radiator.

Study - 11'5 x 9' (3.52m x 2.76m) - A versatile reception room with a diverse range of uses, currently used as a study. Carpeted flooring, 2 front-facing UPVC double glazed windows and a wall mounted radiator.

Utility - 6' x 7'5 (1.83m x 2.30m) - Built into the rear of the garage offering ample work space and fitted storage units. Space for a freestanding washing machine. Baxi combination boiler. Vinyl flooring and access to the remaining storage space in the garage.

WC - Tiled flooring, access to a toilet and wash basin. Side-facing UPVC double glazed window and wall mounted heated towel rail.

First Floor Landing - Long carpeted landing with a side-facing UPVC double glazed window, offering access to 3 double bedrooms and 1 single bedroom, family bathroom, built-in cupboard and loft hatch. Wall mounted radiator.

Bedroom One - 12'7 x 12'6 (3.68m x 3.87m), dressing area 8'4 x 3'7 (2.59m x 1.15m) - Spacious carpeted bedroom with an open plan aspect for a dressing area featuring large fitted wardrobes with sliding mirrored doors. 3 front-facing UPVC double glazed windows, 2 wall mounted radiators and access to an ensuite.

Ensuite - 7'2 x 5'3 (2.20m x 1.64m) - Tiled flooring along with a full height tiled splashback throughout. Access to a toilet, wash basin and walk-in shower unit with a rainfall style mains supplied mixer shower. Front-facing UPVC double glazed window, wall mounted heated towel rail and extractor fan.

Bedroom Two - 10'8 x 7'9 (3.30m x 2.41m) - Carpeted bedroom with a rear-facing UPVC double glazed window, large fitted wardrobe with mirrored sliding doors and wall mounted radiator.

Bedroom Three 9'7 x 8'9 (2.98m x 2.74m) - Carpeted bedroom with a rear-facing UPVC double glazed window, large fitted wardrobe with mirrored sliding doors and wall mounted radiator.



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Bedroom Four - 10'4 x 7' (3.19m x 2.14m) - Carpeted bedroom with a rear-facing UPVC double glazed window, large freestanding wardrobes with mirrored sliding doors and wall mounted radiator.

Family Bathroom - 7'4 x 5'5 (2.26m x 1.69m) - Tiled flooring along with a full height tiled splashback to the most part. Access to a toilet, wash basin and 'P' shaped bath with jetstreams along with a rainfall style mixer supplied shower and cladding splashback. Side-facing UPVC double glazed window. Wall mounted heated towel rail and extractor fan.

Exterior - To the front is an open and well-presented lawned garden with a large blockpaved drive for ample parking, leading up to an integral garage (11' x 7'8 (3.37m x 2.39m)) with a shutter door, power and lighting and gated side access to the rear. The south-facing garden to the rear is private with a patio and hot tub area.



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