

# COPELAND RESIDENTIAL

## SALES & LETTINGS



### Laurel Court, Chester Le Street, DH2

Asking Price

**£425,000**

Private Cul-de-Sac  
Rare To The Market  
Impressive Detached Bungalow  
4 Double Bedrooms  
18ft x 17ft Lounge  
Superb Modern Kitchen  
Ensuite + Utility  
Large Driveway Able To Accommodate For Multiple Vehicles



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

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SUBLIME DETACHED FAMILY HOME WITH 4 DOUBLE BEDROOMS, 18FT X 17FT LOUNGE AND SOUTH-FACING REAR GARDEN - Welcome to Laurel Court. A private and exclusive cul-de-sac consisting of 4 elegant detached bungalows, all of which very rarely come to the market and offer an abundance of space perfect for modern family living. This stunning bungalow captures you as soon as you arrive at the cul-de-sac with its impressive block paved driveway boasting ample parking and leading to an attached double garage. The beautifully presented front garden certainly gives the property curb appeal; you can't wait to see what else the property has to offer.

This unique bungalow is thoughtfully designed by separating the living space from the sleeping space, large spacious rooms and large windows all create a sense of light whilst the tasteful decoration lends an inviting atmosphere to this beautiful home. The large hallway connects the entire bungalow granting access to both the living space on one side and the sleeping space on the other with ample built in storage cupboards making this the perfect home for families or couples alike.

Four double bedrooms, two bathrooms, extensive lounge leading into a dining room, kitchen and utility. Externally the bungalow sits in the middle of this larger than normal plot allowing wrap around gardens. The rear garden offers a private space with a large patio area making it the perfect space to entertain family and friends, this also offers access to the double garage which has all mains connections and could easily make a great granny flat. This stunning bungalow needs to be seen to be believed.

This exclusive cul-de-sac sits on the edge of the Hilda Park Estate close to schools, shops and a short distance from Chester-le-Street town centre with its numerous amenities and excellent transport links to Newcastle, Gateshead, Durham and Sunderland as well as the local train station connecting the north & south. It is also ideally positioned for commuters being a short distance from the A1 (M).

Tenure: Freehold

Council Tax Band: E

EPC Rating: D

### ROOM DESCRIPTIONS

Entrance Hall: 11'7" x 10'8" (3.59m x 3.30m) UPVC front door with decorative double glazed panels to either side, built-in cupboard and wall mounted double panelled radiator.

Dining Area: 9'6" x 13'3" (2.95m x 4.06) Feature wall with down lighting and wall mounted double panelled radiator. Leading to:-

Lounge: 18'3" x 17'3" (5.60m x 5.29m) Double glazed window, double glazed patio doors, feature electric fireplace and wall mounted double panelled radiator.

Kitchen 10'2" x 13'5" (3.12m x 4.13m) UPVC door leading to the rear garden, double glazed window, fabulous range of stylish and high quality shaker style grey wood base and wall kitchen units, white quartz work





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surfaces, tiled splashback and uplighting above the wall units. Integrated appliances include an electric oven, combination microwave/oven/grill, 5 ring gas hob and a dishwasher. There is space for a free standing fridge/freezer. A Belfast style sink, vintage style mixer tap, laminate flooring and a custom double panelled radiator.

Utility: 4'3" x 6'9" (1.33m x 2.12m) Double glazed window, laminate flooring, workbench with a grey base unit and plumbing for a washing machine. Worcester Bosh combination boiler.

Bedroom one: 11'6" x 15'1" (3.54m x 4.63m) Double glazed window, fitted white wardrobes and double draws, wall mounted double panelled radiator.

En-suite: 8'9" x 5'3" (2.74m x 1.62m) Double glazed window, black granite floor tiles, fully tiled walls, UPVC cladded ceiling, W.C., sink inset to vanity, Quadrant shower cubicle with a mains supplied mixer shower, extractor fan, large built in cupboard, wall mounted single panelled radiator.

Bedroom two: 14'0" x 11'2" (4.27m x 3.44m) Double glazed window and wall mounted double panelled radiator.

Bedroom three: 11'6" x 9'3" (3.56m x 2.86m) Double glazed window and wall mounted double panelled radiator.

Bedroom Four/Office/Reception Room: 10'2" x 10'8" (3.13m x 3.30) Double glazed window and wall mounted double panelled radiator.

Family bathroom: 11'5" x 7'3" (3.52m x 2.23m) Double glazed window, fully tiled walls and UPVC cladded ceiling. 3 piece bath suite and separate large shower cubicle with a mains supplied mixer shower, black tile style laminate flooring, extractor fan, large built in cupboard and wall mounted custom black radiator.

Exterior: Gated access to the rear garden is available off the driveway as well as the far side of the house. The rear garden wraps around both sides of the house and is completely private as it benefits from hedged boundaries. The main garden area boasts a large paved patio area with access to the rear of the garage and storage also built into the rear of the garage. The well-manicured lawn continues along the rear of the garage and warps around the side.

Garage 20'7" x 15'2" (6.31m x 4.64m) Remote controlled electric roller shutter door, power and lighting, outdoor tap and electric car charger. The garage can be easily converted into a granny flat/gym or office as it has a tiled roof, double constructed walls and all the mains services.



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