

# COPELAND RESIDENTIAL

## SALES & LETTINGS



## Caxton Way, Chester Le Street, DH3

Asking Price  
**£250,000**

Desirable North Lodge Location  
Impressive Link Detached  
3 Bedrooms  
26Ft Lounge/Diner  
Stylish Kitchen + Bathroom  
South-facing Garden  
24Ft Garage  
Tenure: Freehold



TELEPHONE: 0191 389 4966 E-MAIL: [copelandsaleslettings@gmail.com](mailto:copelandsaleslettings@gmail.com) WEBSITE: [www.copelandresidential.co.uk](http://www.copelandresidential.co.uk)

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

# COPELAND RESIDENTIAL

## SALES & LETTINGS

STUNNING AND SPACIOUS 3 BEDROOM LINKED DETACHED FAMILY HOME - Deep at the heart of the desirable NORTH LODGE Estate proudly sits this amazing family home on CAXTON WAY. The estate is perfectly positioned between the towns of Birtley and Chester-le-Street to easily take advantage of the many amenities each town has to offer and the estate itself boasts a well-regarded primary school. The estate also boasts excellent transport and commuter links for connections to Newcastle and Durham as well as national rail via Chester-le-Street's own train station and fast access to the nearby A1.

This stunning and stylish family home has been brightly decorated throughout and boasts a huge 26ft living and dining space with a decorative feature fireplace, wood wall panel feature opposite and a large bay style double glazed window in the lounge area, along with a double set of French UPVC doors looking out onto a spacious south-facing rear garden in the dining area. A bright and modern kitchen boasts a range of appliances including integrated oven, hob and dishwasher as well as accommodating for a freestanding American style fridge/freezer. The first floor is home to three well proportioned and spacious bedrooms along with a stylish bathroom boasting a rainfall style mixer shower. The front exterior offers a lawned garden with a long double driveway leading to an attached double garage measuring 24ft in length, which in turn offers access to the rear for a large and private south-facing garden with an elevated decking area and separate patio, all for the amazing price of £250,000!!!

Tenure: Freehold Council Tax Band: C

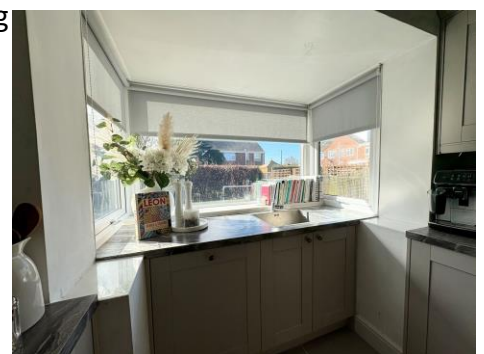
EPC In Progress

Romm Descriptions

Entrance Hall - Enter via a Composite front door complimented with 2 front-facing UPVC double glazed windows to either side, into a long and brightly decorated entrance hall with laminate flooring along with a decorative wood panel wall feature and a wall mounted radiator. Offering access to a kitchen, carpeted staircase to the first floor and under stairs cupboard.

Lounge/Diner - 11'8 x 12'2 (3.62m x 3.73m Lounge), 10'8 x 9'4 (3.31m x 2.89m Dining Area), Overall length - 26' (7.92m) - A superb open plan reception room with ample living space throughout. Laminate flooring. Front-facing UPVC double glazed bay style window, decorative feature fireplace and wood panel wall feature as well as a wall mounted radiator to the lounge area. To the dining area are a set of UPVC French doors along with two rear-facing UPVC double glazed windows to either side along with a wall mounted radiator and access to the kitchen.

Kitchen - 14'1 x 8'4 (4.31m x 2.57m) - Modern and stylish kitchen with tiled flooring, range of base and wall fitted units with marble effect work surfaces. Integrated electric oven, hob and dishwasher. Space for an American style fridge/freezer. Stainless steel sink with a mixer tap below a rear-facing UPVC double glazed bay window. Wall mounted radiator



# COPELAND RESIDENTIAL

## SALES & LETTINGS

and access to the garage.

First Floor Landing - Carpeted landing with a side-facing UPVC double glazed window. Offering access to three well-proportioned bedrooms, Stylish bathroom and loft hatch leading to a boarded loft space.

Bedroom One - 11'9 x 10'6 (3.65m x 3.24m) - Spacious carpeted bedroom with a large front-facing UPVC double glazed window and wall mounted radiator.

Bedroom Two - 10'7 x 10'6 (3.28m x 3.23m) - Another double bedroom carpeted throughout. Rear-facing UPVC double glazed window and wall mounted radiator.

Bedroom Three - 6' x 7'6 (1.83m x 2.32m) - Carpeted bedroom with a front-facing UPVC double glazed window, built-in wardrobe and wall mounted radiator.

Bathroom - 7'5 x 7'5 (2.29m x 2.31m) - Modern and stylish bathroom with tiled flooring and splashback. Access to a toilet, wash basin and bath with overhead rainfall style mains mixer shower. Storage alcoves and rear-facing UPVC double glazed window.

Garage - 24'2 x 8'5 (7.40m x 2.59m) - Spacious attached garage with an 'up and over' door, UPVC double glazed window and door leading to the rear garden. Power, lighting and plumbing for a freestanding washing machine and tumble dryer. Baxi Combination boiler.

Exterior - Lawned garden to the front with a brick wall to the front boundary, long double drive leading to the front of the garage and fitted electric car charging port. To the rear is larger, private south-facing garden with an elevated decking area and separate patio area.



# COPELAND RESIDENTIAL

## SALES & LETTINGS

