

# COPELAND RESIDENTIAL

## SALES & LETTINGS



### Aberwick Drive, Chester Le Street, DH2

OIRO

**£385,000**

Private 4 Bed Detached Home  
South Facing Private Rear Gardens  
Cul De Sac Location  
Immaculate Throughout  
Parking For 3 Cars  
Log Burner To Conservatory



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.

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SLEEK 4 BEDROOM FAMILY HOME. SOUTH FACING REAR GARDEN WITH BBQ AREA. LOG BURNER. PARKING FOR 3 CARS WITH SCOPE FOR MORE PARKING.

Tucked away to the head of a cul de sac on Aberwick Drive, this sleek larger style four-bedroom detached family home is a true hidden gem. Sitting on a corner plot with additional parking space and gardens to the front, it gives the opportunity to create additional parking which is generally required with modern family living. Modern external lighting and super sleek front door greets you and sets the tone for the internal layout and fittings.

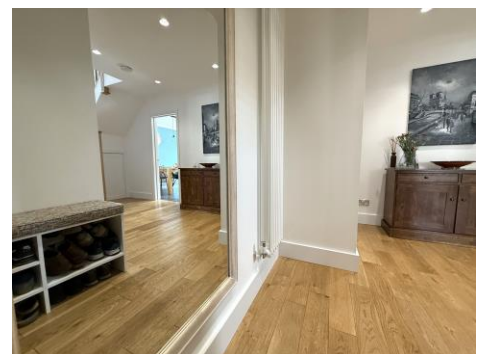
Enter into the porch way with stunning tiled flooring flows through to a stylish hallway with wood flooring, Oak staircase along with wood doors which are to all internal rooms. A necessity is storage, additional cupboard space has been installed for standard everyday use. The family living room is located to the front of the property which features a 'Bay' window allowing natural light to fill the room, an electric fire is also available with surrounding limestone fireplace.

A stunning open plan kitchen / dining room is available with an excellent range of wall and base units, wood worktops, gas Rangemaster oven with 5 gas ring hob, ideal for those larger family get togethers and festive dinners. An integrated wine cooler and dishwasher are provided and the room is heated via a Victorian column style radiator. This bright room has an abundance of natural light from the rear southerly aspect and with the added bonus of access to the integrated garage. Patio doors lead to the stunning sunroom / conservatory which sits looking over the superb South facing rear gardens. A main feature is the log burner within the conservatory again adding to the entertaining / family vibe this property presents.

A handy utility room provides additional wall and base units along with a further sink unit, tiled flooring and access to the side of the property, ideal after those family walks from neighbouring countryside. Ground floor WC facilities are from the Utility area which comprises of a modern suite and tiled flooring.

To the upper floor, a spacious landing leads to all 4 double bedrooms. Bedroom 1 is a generous size with 2 sets of double built in wardrobes along with a stunning en-suite shower room. Double wardrobes are also provided in 2 further bedrooms, the current vendors have created a handy office space within 1 of the bedroom wardrobes, ideal for working from home or teenage work homework area. Access to the attic is in bedroom 3, a pull down ladder leads to a boarded loft with has the added benefit of lighting installed.

Stepping into the stunning bathroom and under floor heating provides that extra touch of luxury. The stunning suite offers a modern free standing style bath, excellent sized walk-in shower enclosure, floating sink units and WC. Fully tiled walls and flooring compliment this beautiful





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room.

Externally the rear garden is south facing, a real sun trap on those blue sky days. Several relaxing areas have been created to make the most of this private garden along with a purpose built BBQ area for those special family days. A superb sitting area is to the lower patio, providing a high degree of privacy. Electric sockets and a water tap are available to tend to the trees and shrubs or to fill up a hot tub which would add to this great entertaining space. An extra storage shed is to the side of the property which is well hidden from the general view. To the front is parking for 3 cars. A lawned area is currently in situ that could create further parking if required. An electric garage door provides access from the front. A wall mounted combination boiler is located within the garage along with a recently installed fuse board. Shelving for extra storage is available along with a door way leading back into the property.

This is the kind of home that can adapt beautifully through different stages of life. It offers the space to entertain, the practicality to support day-to-day routines and the comfort of having separate areas to relax, work and spend time together. For a buyer who wants a property that feels both spacious and homely, this house has all the right ingredients. Its detached design adds to the appeal, bringing an extra sense of peace, privacy and exclusivity that is always in demand. Buying this property means investing in a home that can truly grow with you. It is ideal for those who want room to personalise, space to host, and a layout that supports everyday life in a natural, effortless way. With strong family appeal and the enduring desirability of a detached house, it also represents a purchase with lasting lifestyle value.

The location in Chester Le Street adds even more to its appeal, placing everyday essentials within easy reach. Supermarkets, schools, leisure facilities and healthcare services are all conveniently accessible, helping to make daily life straightforward and well supported. Rail links are also available nearby, offering useful connections for commuting and wider travel, making this a practical as well as attractive place to call home.

Property comprises.

Entrance Porch. Access via a super sleek wood door, panelling to walls, frosted glass window and tiled flooring.

Hallway. Wood flooring, 3 x storage cupboards, spotlights to ceiling, smoke alarm, vertical radiator, Oak staircase and wood doors.

Living Room. 17'4 x 12'4 (5.29m x 3.77m) 'Bay' style window to front, wood flooring, fire surround with electric fire, radiator, coving and tv point.

Kitchen / Dining Room. 20'4 x 12'3 (6.20m x 3.74m) Window to rear, doors to conservatory, wide range of modern wall and base units, wood



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worktops, gas range master double oven with 6 gas ring hob, integrated dishwasher, and wine cooler, 1 1/2 bowl sink and drainer, tiled flooring and door to garage.

Utility Room. 7'11 x 5'5 (2.41m x 1.66m) Window to rear, door to side, plumbed for washing machine, circular sink and drainer, wall and base units and tiled flooring.

Ground Floor WC. 4'8 x 4'2 (1.43m x 1.26m) Window to side, WC, hand basin, part tiled walls, radiator and tiled flooring.

Conservatory. 11'10 x 9'4 (3.62m x 2.84m) Windows to side and rear, French doors to garden, modern panelled wall, log burner and tiled flooring.

1st Floor Landing. Window to side with plantation shutters, Oak staircase & glass balustrade.

Bedroom 1. 12'5 x 11'4 (3.78m x 3.44m) Window to front, 2 x built in double wardrobes, tv point and radiator.

En-Suite. 7'2 x 4'7 (2.18m x 1.40m) Window to side, double shower enclosure with mains supplied shower, WC, hand basin, part tiled walls, radiator, tiled flooring, shaver point and extractor fan.

Bedroom 2. 14'7 x 8'9 (4.44m x 2.66m) Window to rear, double wardrobe and radiator.

Bedroom 3. 11'2 x 9'2 (3.41m x 2.75m) Window to rear, laminate flooring and radiator.

Bedroom 4. 9'7 x 9'1 (2.93m x 2.75m) Window to front, double wardrobe (currently used as home office) radiator and loft access. Loft is accessed via a pull down ladder, boarded floor and light.

Bathroom. 10'10 x 7'6 (3.31m x 2.30m) Modern suite with free standing bath, walk in shower enclosure, floating hand basin, WC, under floor heating, fully tiled walls, tiled flooring, spot lights to ceiling, extractor fan and radiator.

Garage. 16'6 x 7'10 (5.03m x 2.38m) Electric door, combination boiler, lights, power, shelving and access to kitchen.

Externally. To the front the property is located to the edge of a cul de sac with no passing traffic. Space for 3 cars, lawn and path to side. The rear garden is south facing, several relaxing areas, BBQ area, trees and shrubs, path to side with storage, electric socket and water tap.



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