

COPELAND RESIDENTIAL

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Lilburn Close, Chester Le Street, DH2

Asking Price

£370,000

Desirable Estate

Stylish & Extended 3/4 Bedroom Detached

Open Plan Living Room/Dining Room & Kitchen Spanning 28ft x 19ft

Thoughtfully & Meticulously Designed Throughout

Versatile Walk-in Wardrobe Design

Stunning Vaulted Ceilings With Skylights Over The Landing

Offers Both Privacy & Social Aspects

Master Ensuite With Underfloor Heating



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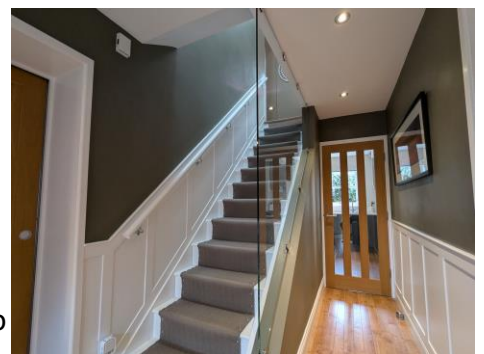
OFFERED TO THE MARKET WITH NO UPPER CHAIN - Tucked away in a quiet cul-de-sac on the outskirts of Chester-le-Street, this beautifully and meticulously proportioned and extended detached family home on Lilburn Close, offers a unique space and flexibility which is second to none, making everyday life feel calmer, easier and more enjoyable. With a total of four bedrooms, three bathrooms and two generous reception rooms along with a superb open plan aspect consisting of a living room and kitchen/diner, it's a property designed for modern living like no other, whether you're balancing work and family, love to host, or simply want room to breathe.

Step inside and you'll appreciate how the layout supports both togetherness and privacy. We are first greeted with a beautifully presented entrance hall with panelled wall features along with a glazed panel feature and carpet runner to the stairs and sliding internal doors giving you options to go through to a private lounge or separate living room with an open plan aspect for the kitchen/diner. The former garage has been converted into a welcoming extended lounge which features a gas fire for cosy and intimate evenings, however if you like a more social setting, go through to the living room which also features a gas fire and offers an ample open plan dwelling with an extended dining area and kitchen, spanning 29ft x 19ft. Despite the open plan setting, each area boasts individual characters with extensions, skylights and exposed brick wall features which all add to the property's charm and appeal. It's ideal for creating a home that adapts to your routines, with places to entertain friends, unwind with a book, or keep life organised without everything happening in one room.

Upstairs, four well-sized double bedrooms provide comfortable accommodation for family and guests. Currently, the second bedroom is being used as a walk-in wardrobe with double French doors connecting to the master bedroom, however this can be converted back into a separate bedroom. The three bathrooms help mornings run smoothly and add a touch of everyday luxury with a larger than average master ensuite and twin wash basins along with a family featuring a Japanese soaking tub. Whether it's a relaxing soak at the end of the day or the convenience of having space for everyone, this home is set up to make life feel that bit more effortless. But let's not forget to mention the stunning central feature on the first floor landing with high vaulted ceilings boasting 2 large Velux skylights along with the moveable ladder on a permanent rail for access to the loft space via an elevated door.

Outside, the setting within a cul-de-sac brings a reassuring sense of peace and privacy, perfect for those who value a quieter position while still being within easy reach of what you need. Boasting a large drive and 2 seating areas to catch the sun at different times of the day, it's the sort of home that feels welcoming from the moment you arrive, with the potential to personalise and make truly your own.

The location in Chester Le Street is well placed for day-to-day



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convenience, with supermarkets, schools, leisure facilities and healthcare services all within easy reach. For commuters and weekend plans, rail links are also readily accessible, making travel across the region straightforward.

Offered for sale at Offers Over £370,000, this is a home that delivers on space, comfort and versatility in a sought-after residential setting. If you're looking for a property that can grow with you, support a busy lifestyle and still feel like a retreat at the end of the day, Lilburn Close is well worth viewing. Tenure: Freehold

Council Tax Band: C

EPC In Progress

Room Descriptions

Entrance Hall - We enter via a UPVC front door to be greeted with a stylish entrance hall presented with Karndean flooring which flows through the entire ground floor, a low height wood panelled feature to each wall which continues up a staircase with a carpet runner and decorative glazed panel. Sliding internal doors offer access to the lounge and a separate living room while an internal French door offer access to the kitchen towards the rear. Wall mounted radiator.

Lounge - 12'9 x 12'1 (3.93m x 3.68m) - What was formerly the garage has been converted into a stunning extended lounge with a stove style gas fire place as the room's centrepiece. Along with a front-facing UPVC double glazed window are 2 further side-facing, floor-to-ceiling UPVC double glazed windows with white shutters in the extension to either side of the fire place and wall mounted radiator.

Living Room - 13'8 x 9'6 (4.20m x 2.92m) - The first area of an impressive open plan living space. Enter via the double internal sliding doors to be greeted with another amazing gas fire place as the room's centrepiece, complimented with a large front-facing UPVC double glazed window and wall mounted radiator and open access to the dining area along with pantry style fitted kitchen cupboards.

Kitchen/Diner - 9'8 x 19' (2.98m x 5.79m) - We come to an extended dining area with a stunning exposed brick wall feature and 2 Velux skylights to the side extension along with a separate rear extension with floor-to-ceiling, rear and side-facing UPVC double glazed windows and UPVC door looking out onto the rear garden. to the left of the dining area is a superb range of fitted base and wall kitchen units with downlights and a contrasting dual colour tone matched with bright engineered quartz work surfaces and the addition of a solid wood breakfast bar along with a wall mounted radiator. Integrated appliances include an electric oven with a separate 5-ring gas burner hob and overhead extractor with an external exit point and dishwasher. A stainless steel one-and-a-half sink with a mixer tap below a rear-facing UPVC double glazed window. Built-in cupboard space with power socket and access to the utility via an internal sliding door.

Utility 5'9 x 8'1 (1.79m x 2.46m) - Matching wall fitted kitchen units and



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solid wood work bench with space for a washing machine, tumble dryer and fridge/freezer. UPVC door to the rear garden, wall mounted radiator and access to the WC.

WC - Access to a toilet, wash basin and cloakroom facilities. Wall mounted heated towel rail and extractor fan.

First Floor Landing - Ascend the carpeted staircase to arrive at a landing with a stunning and unique feature. The landing has been redesigned to feature vaulted ceilings with exposed rafters and 2 large Velux skylights which allow ample natural light to flow through the entire space. Another unique feature is the loft access via an upper doorway above a built-in cupboard, accessible via a permanent but moveable solid wood ladder on a metallic rail. The landing offers access to four well-proportioned double bedrooms and a sublime family bathroom via a sliding internal door.

Bedroom One - 12'6 x 9'9 (3.84m x 3.01m) - Beautifully decorated and carpeted bedroom with a low height wood panelled wall feature and fitted adjustable wall lights, a front-facing UPVC double glazed window and wall mounted radiator. Access to an ensuite and walk-in wardrobe via a set of internal double French doors.

Ensuite - 7'1 x 6'4 (2.16m x 1.95m) - Tiled flooring with under floor heating and tiled splashback. Access to a toilet, twin wash basins and walk-in shower area with a mains supplied rainfall style mixer shower. Front-facing UPVC double glazed window, wall mounted heated towel rail and extractor fan.

Bedroom Two / Walk-in Wardrobe - 10'8 x 10' (3.29m x 3.04m) - Currently used as a walk-in wardrobe but can easily be converted back into a bedroom. Carpeted with a rear-facing UPVC double glazed window and wall mounted radiator.

Bedroom Three - 11'5 x 7'7 (3.50m x 2.34m) - Carpeted bedroom with a front-facing UPVC double glazed window, fitted cupboard units and wall mounted radiator.

Bedroom Four - 11'4 x 7'7 (3.47m x 2.34m) - Carpeted bedroom with a rear-facing UPVC double glazed window and wall mounted radiator.

Family Bathroom - 5'7 x 5'9 (1.73m x 1.79m) - Stunning bathroom range with wood style tiled flooring and white marble effect full height tiled splashback. offering access to a toilet, wash basin, Japanese soaking tub and walk-in shower unit with a mains supplied rainfall style mixer shower. Enclosed Baxi combination boiler. Rear-facing UPVC double glazed window. Wall mounted heated towel rail and extractor fan.

Exterior - The property has a slightly elevated and private aspect on the cul-de-sac, with a wide drive to the front able to accommodate for approximately 3 vehicles. There is a gated side access to the rear garden. Offering total privacy, the rear garden has been thoughtfully dressed to take advantage of the sun at different times of the day. The garden also offers power outlets and a Belfast sink with hot and cold running water along with a shed and secure lock up.



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