

# Willow Crescent

Chester Le Street DH2 1FP

## Offers In The Region Of £365,000

Venture
PROPERTIES









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# Willow Crescent

## Chester Le Street DH2 1FP




- Perfect family home
- EPC RATING - B
- Impressive open plan kitchen, dining and family room
- Spacious living accommodation throughout
- Four double bedrooms including two ensuites
- Many upgraded features
- Beautifully presented
- Large master bedroom with dressing room
- Sought after modern development

This beautifully designed, executive home with many upgraded features is perfect for family buyers, offering very spacious living accommodation throughout including four double bedrooms with two having ensuite bathrooms. The property is situated on the much sought after Trinity Green development by Miller Homes in their popular Sherwood house style.

The large entrance hallway with WC gives a sense of space which is evident throughout the property and leads into a spacious living room with bay window and a stunning open plan kitchen, dining and family room that is fitted to a high standard and comes with a range of integrated appliances. This is the perfect space for modern living and sure to be the heart of the home. There is also a practical utility room with storage cupboard. To the first floor, the large master bedroom benefits from a luxurious dressing room and ensuite bathroom. The second bedroom also enjoys fitted wardrobes and an ensuite. There are two further double bedrooms and a stylish family bathroom. Externally there is a double driveway for off street parking leading to the integral garage, whilst to the rear is an enclosed, low maintenance garden with lawn and extended patio area.

Trinity Green is located within easy reach of schools, shops and leisure facilities, as well as having superb road links for commuting to Newcastle, Gateshead and Durham.

Viewing is highly recommended for full appreciation.

### GROUND FLOOR

#### Hall
Welcoming entrance hallway with return staircase leading to the first floor, LVT flooring, internal door to the garage and radiator.

#### WC
4'8" x 4'1" (1.44 x 1.26)
Comprising of a low level WC, pedestal wash basin, LVT flooring, radiator and extractor fan.

#### Living Room
16'6" x 10'5" (5.04 x 3.19)
Spacious living room with a UPVC double glazed bay window to the front, LVT flooring and two radiators.

#### Open Plan Kitchen, Dining and Family Room
28'1" x 10'4" (8.57 x 3.16)
Impressive open plan kitchen, dining and family room which is perfect for modern living and entertaining and designed to be the heart of the home.

There are a comprehensive range of upgraded wall and floor units having contrasting worktops incorporating a stainless steel sink and drainer unit with mixer tap, a built in stainless steel double oven and hob with extractor over, as well as an integrated fridge, freezer, microwave and dishwasher. Having two UPVC double glazed windows to the rear, french doors opening to the rear garden, LVT flooring and a radiator.

#### Utility Room
6'1" x 4'1" (1.87 x 1.26)
A useful space with fitted worktops, plumbing for a washing machine and tumble dryer space, LVT flooring, and extractor fan, radiator and storage cupboard.

### FIRST FLOOR

#### Landing
Having access to the loft and an airing cupboard.

#### Bedroom One
15'8" x 10'1" (4.78 x 3.09)
A large master bedroom with two UPVC double glazed windows to the front and a radiator.

#### Dressing Room
9'2" x 5'2" (2.80 x 1.59)
Having fitted wardrobes, a radiator and UPVC double glazed window to the side.

#### Ensuite
9'2" x 4'0" (2.80 x 1.22)
Stylish ensuite bathroom comprising of a double cubicle with mains fed shower, pedestal wash basin and WC. Having tiled splashbacks and flooring, an extractor fan and radiator.

#### Bedroom Two
12'1" x 10'1" (3.69 x 3.09)
A double bedroom with UPVC double glazed window to the rear, fitted wardrobes and radiator.

#### Ensuite
6'11" x 6'5" (2.13 x 1.98)
Modern ensuite bathroom comprising of a double cubicle with mains fed shower, pedestal wash basin and WC. Having tiled splashbacks and flooring, an extractor fan and radiator.

#### Bedroom Three
11'0" x 8'11" (3.37 x 2.74)
Double bedroom with a UPVC double glazed window to the rear and a radiator.

#### Bedroom Four
10'3" x 8'6" (3.14 x 2.60)
Further well proportioned double bedroom with a UPVC double glazed window to the rear and radiator.

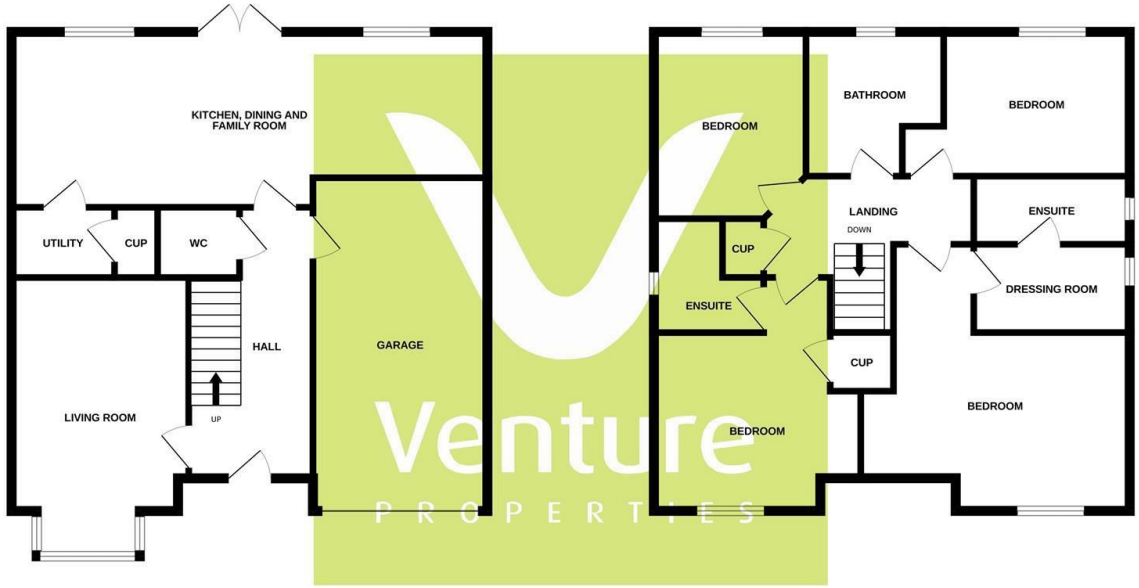
#### Family Bathroom
8'6" x 8'1" (2.60 x 2.48)
Luxurious family bathroom comprising of a panelled bath, double cubicle with mains fed shower, WC and pedestal wash basin. Having attractive tiling, a radiator, ann extractor fan and a UPVC double glazed opaque window to the rear.

### EXTERNAL
To the front of the property is an open plan lawned garden and double driveway for off street parking, whilst to the rear is an enclosed garden with lawn and extended patio area.

#### Garage
An integral single garage with up and over door, power and lighting, wall mounted gas central heating boiler, along with an internal door to the hall.

GROUND FLOOR

FIRST FLOOR




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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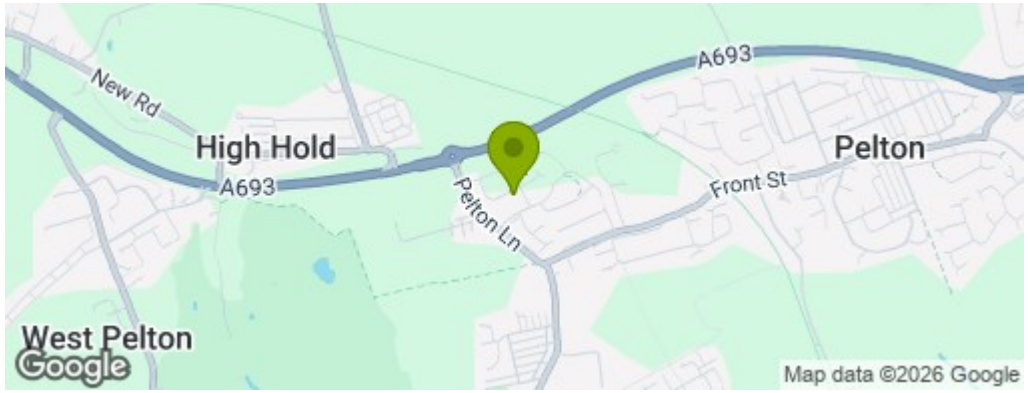


## Property Information

Tenure: Freehold Gas and Electricity: Mains Sewerage and water: Mains Broadband: Check via OFCOM website. Mobile Signal/coverage: We recommend contacting your service provider for further information. Council Tax: Durham County Council, Band: E Annual price: £3118 (Maximum 2025) Energy Performance Certificate Grade B Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing. Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea. Disclaimer The preceding details have been sourced from the seller, OntheMarket.com and other third parties. Verification and clarification of this information, along with any further details concerning Material Information parts A, B and C, should be sought from a legal representative or appropriate authorities. Venture Properties (Durham) Limited cannot accept liability for any information provided.

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